



Washington County Board of Supervisors

Herbert J. Tennies, Chair

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R05-14-A-083

January 21, 2014

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: Application by the Washington County Wisconsin Brownfields Coalition for a Fiscal Year 2014 Coalition Assessment Grant for Petroleum and Hazardous Substance Brownfields

Dear Mr. West:

Washington County, Wisconsin, and our coalition partners are pleased to submit the enclosed application to the United States Environmental Protection Agency (USEPA) for a Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields as part of the USEPA Fiscal Year 2014 Brownfield Grant Competition. Funding is requested in the amount of \$600,000. Funding will be used during a project period of three (3) years to inventory and assess brownfield properties located within the throughout the County, which had a population of 131,887 in 2010. Contact information for the highest ranking elected official and the project director is provided below.

Applicant ID	Washington County, Wisconsin (coalition lead)	
Applicant DUNS No.	052389079	
Funding Requested	Assessment Coalition; \$600,000 in total funding, including \$300,000 for hazardous substance brownfields and \$300,000 for petroleum brownfields	
Location	Washington County, WI; City of Hartford, WI; Village of Jackson, WI; Village of Richfield, WI; Village of Slinger, WI; City of West Bend, WI	
Project Contact Info.	Highest Ranking Elected Official	Project Director
Name and Title	Herbert J. Tennies County Board Chairperson	Debora M. Sielski Deputy Administrator Planning & Parks Department
Address	P.O. Box 1986 West Bend, WI 53095	333 E. Washington St., Suite 2300 P.O. Box 2003 West Bend, WI 53095-2003
Phone Number	(262) 335-4307	(262) 335-4445
Fax Number	(262) 306-2201	(262) 335-6868
Email Address	herb.tennies@co.washington.wi.us	deb.sielski@co.washington.wi.us
Date Submitted	January 22, 2014 (via certified mail and U.S. Postal Service)	
Project Period	3 years	
Population (2010 Estimates)	Washington Co. (131,887), City of Hartford (14,223), Village of Jackson (6,753), Village of Richfield (11,300), Village of Slinger (5,068), City of West Bend (31,078)	

The County has formed a coalition with the Cities of West Bend and Hartford and the Villages of Jackson, Richfield, and Slinger. The target area for funding initially will be five high priority brownfield sites or areas that were identified by the five city/village coalition members as part of the

inventory and prioritization completed in 2013. All of the sites are located within the oldest portions of each urban area (several with development dating to the mid-1800s). The target areas in four of the communities are coincident or adjacent to some of the oldest residential neighborhoods, and areas that now contain the greatest concentrations of residents who are economically distressed, or minorities or members of other sensitive population groups.

As part of developing the Coalition for this proposal, meetings were held with representatives of 12 municipalities (which included the 7 largest cities or villages, and 5 of the townships). In order to better develop an initial scope for the project, each of the local governments was asked to nominate brownfield sites or areas for consideration for possible future assessment. Nominations were obtained from five communities, each of which subsequently committed to participating in the Coalition. An initial prioritization process was used to evaluate 13 nominated target sites or areas that included 47 parcels. At the final stage of this process, each of the Coalition members selected the site or area that was their highest priority in need of assessment based on site selection criteria. Assessment needs for these sites are expected to utilize approximately one-third of the grant funds. Additional sites will be selected following the comprehensive inventory and prioritization, which will provide opportunity for participation by all communities in the County that may have assessment needs not identified as part of the outreach conducted in 2013. Initial target sites include

Non-Responsive

Non-Responsive

former Praefke Brake Manufacturing in the City of West Bend which dates back to the 1920s, the

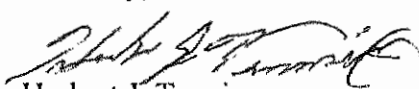
Non-Responsive

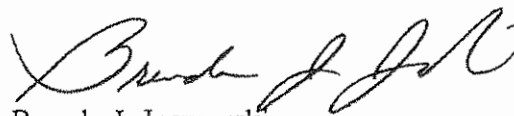
Non-Responsive

USEPA funding will be used to: (a) complete a community-wide inventory and prioritization of brownfields sites within the County, (b) perform Phase I and Phase II environmental site assessments (ESAs) on priority brownfields sites, (c) complete additional site investigation and remedial action plan development for select sites for which Phase II ESAs are completed, and (d) perform community outreach and education related to brownfields. The County looks forward to working with the Coalition partners, WDNR, USEPA, the County Health Department, and other project partners, community-based organizations and stakeholders towards a shared goal of improving economic and environmental conditions, and building a better and more sustainable future for the residents of Washington County.

If you have any questions related to the Coalition's proposal, please contact me at your earliest convenience.

Sincerely,


Herbert J. Tennies
County Board Chairperson

 1-21-14
Brenda J. Jaszewski
County Clerk

Enclosure

cc: Deb Sielski, Deputy Administrator, Planning and Parks Department

1. COMMUNITY NEED

a. Targeted Community and Brownfields

i. Targeted Community Description: Washington County encompasses an area of 436 square miles in southeastern Wisconsin and is one of five counties forming the Milwaukee Metropolitan Area. The County contains 2 cities, 6 villages, 12 townships, and 30 additional unincorporated communities and had 131,887 residents as of 2010. As of 2006, urban land uses occupied approximately 112 square miles or 25.6% of the County's total land area. There is a long history of industrial activity dating back to before 1850 when the Cities of West Bend and Hartford, and Villages of Slinger and Newburg were first developed. By 1911, 66 factories occupying 212 buildings were noted by State inspectors in six municipalities (Barton, Hartford, Kewaskum, Germantown, Slinger, and West Bend). Employment in manufacturing has declined somewhat from a peak of 38.5% of workers in 1980, yet manufacturing has continued to be a mainstay of the local economy, with a reported 23.7% of the workforce directly employed in manufacturing as of 2010, and an even greater percentage in municipalities such as Hartford (27.9%) and Slinger (31.1%). Although investment in manufacturing is continuing, a majority of the older industrial facilities are located within the city centers, adjacent to neighborhoods that contain many economically distressed residents, minorities, or other sensitive populations. The sites are also disproportionately located adjacent to important ecological and recreational resources such as the Milwaukee and Rubicon Rivers.

A challenge associated with many of the sites is that they are no longer situated in areas where industrial reuse is desirable or feasible, due to poor access to interstate highway systems, small size, locations within or adjacent to residential neighborhoods or partially within floodplains. Although these sites are ideally located for multi-family residential use, conversion from industrial to residential use presents significant technical and financial challenges as a consequence of more stringent cleanup standards, the need to address vapor mitigation, and other concerns.

Washington County has formed a coalition with the Cities of West Bend and Hartford and the Villages of Jackson, Richfield, and Slinger (the Coalition) to apply for EPA assessment grant funding. The initial target areas for funding are five high priority brownfield sites or areas identified by the Coalition as part of an initial inventory and prioritization process completed in 2013. All of the sites are within the oldest portions of each urban area, several with historic development dating to the mid-1800s. The target areas in four of the communities are coincident or adjacent to some of the old residential neighborhoods that now contain the County's highest percentages of residents who are economically distressed, minorities, or members of other sensitive populations.

ii. Demographic Information: Select demographic data are provided below for Washington County, the State of Wisconsin, and the United States as a whole, as well as target areas in three of the communities.

Table1. Demographic Data

Data Type	Year ^{1,2}	City of Hartford CT4402	Slinger CT4501.06 Block 2028	City of West Bend CT4201.05	City of West Bend CT4203	Wash- ington County	State of WI	United States
Total population	2010	4,040	46	4,671	5,873	131,887	5.7 M	308.7 M
Unemployment rate (annual) ³	2008-12	4.4%	—	13.0%	3.6%	5.9%	7.5%	9.3 %
Poverty rate (individuals)	2008-12	7.8%	—	18.7%	13.0%	5.4%	12.5%	14.9 %
% Minority population ⁴	2010	7.0%	21.7%	10.6%	8.7%	5.7%	16.7%	26.3 %
Per capita income	2008-12	\$24,753	—	\$21,937	\$25,382	\$32,159	\$27,426	\$28,051
Land area (sq. miles)	2010	1.0	—	2.7	1.9	430.7	54,157	3,531,905
Sensitive Population Groups								
Hispanic %	2010	5.0%	19.6%	5.6%	4.8%	2.6%	5.9%	16.3%
Language other than English ⁵	2008-12	8.2%	—	10.0%	7.3%	5.1%	8.6%	20.5%
Bachelor's Degree or higher ⁶	2008-12	14.9%	—	17.8%	27.5%	27.4%	26.4%	28.5%
Persons with disabilities ⁷	2008-12	14.0%	—	10.9%	10.9%	9.1%	10.9%	12.0%
Women of child bearing age ⁸	2010	23.8%	23.9%	25.5%	23.1%	22.3%	23.2%	23.9%
Children (under age 5)	2010	7.9%	6.5%	8.0%	7.9%	6.2%	6.3%	6.5%
Female households w/ children ⁹	2010	6.6%	11.8%	8.7%	8.3%	4.5%	6.4%	7.2%
Economic Distress Measures								
Median household income	2008-12	\$49,123	—	\$48,125	\$49,783	\$66,485	\$52,627	\$53,046
Poverty rate for children ¹⁰	2008-12	10.8%	—	31.0%	15.8%	7.4%	17.2%	20.8%
Households w/ SNAP or food stamp benefits ¹¹	2008-12	11.6%	—	17.3%	10.6%	6.1%	10.4%	11.4%

*Grant Application for Community-Wide Assessment of Hazardous Substance and Petroleum Brownfields
Washington County, Wisconsin Coalition – FY2014*

Households w/ no vehicle ¹²	2008-12	10.7%	—	6.8%	11.3%	4.1%	7.0%	9.0%
Housing built 1978 or earlier ¹³	2008-12	87.7%		57.1%	79.1%	52.0%	63.5%	57.7%
Employed in manufacturing ³	2008-12	29.4%	---	14.7%	18.5%	23.1%	18.4%	10.6%

Notes: (1) Data for 2010 are from the U.S. Census American Fact Finder. (2) Data for 2008-12 are U.S. Census 2008-12 American Community Survey 5-Year Estimates. (3) % of civilian population, 16 yrs and over. (4) Calculated by subtracting the reported census values for "white, not Hispanic" from 100%. (5) % of population 5 yrs and over speaking language other than English at home. (6) % of population 25 yrs and over. (7) % of total civilian non-institutionalized population. (8) Women ages 15-49. (9) Percentage of total households that are headed by females with children under 18 years at home but no husband present. (10) Rate for individuals <18 yrs. (11) SNAP = Supplemental Nutrition Assistance Program. (12) Percentage of occupied housing units with no vehicles available. (13) Percentage of total housing units.

iii. Brownfields Description and Environmental Impacts: The sites within the target areas were subject to a wide range of past land uses. Four of the highest priority sites, including the former Praefke Brake site in West Bend, are former historic manufacturing sites. Other sites include a former tannery, former plating company, multiple bulk fuel storage facilities, multiple gas stations, former grain elevator, warehouses, and obsolete commercial buildings ranging from 40 to 120 years in age. The highest priority target areas are described in detail below:

Non-Responsive

Former Praefke Brake Manufacturing and Non-Responsive (4 parcels, City of West Bend): The northern parcel (the former Praefke Brake site) occupies 7.1 acres and since the 1920s was used for brake and other manufacturing. Non-Responsive

These four parcels are bordered on the west by residential neighborhoods and on the east by a 1,700-foot segment of the Eisenbahn State Trail. Badger Middle School is located two blocks west of the site, which is identified as a historic fill site, with soil and groundwater contamination that includes petroleum VOCs, chlorinated solvents, PAHs, gasoline, diesel fuel, and engine waste oil. Asbestos is a potential contaminant based on the facility being cited for asbestos emissions by the Wisconsin Department of Natural Resources (WDNR) in 1999.

Non-Responsive

Non-Responsive

Non-Responsive

iv. Cumulative Environmental Issues: The County's long-term economic reliance on manufacturing in combination with location of the vast majority of these manufacturing facilities within the urban centers, has resulted in a disproportionate exposure of area residents to toxic chemical releases associated with these manufacturing and industrial operations. Toxic Release Inventory (TRI) data downloaded from the EPA's TRI Program website for 2010 document the release of a combined 1,767,976 pounds of 30 toxic chemicals from 22 facilities located in six County municipalities. According to the Pollution Scorecard website, in 2005, Washington County ranked 13th of 72 Wisconsin counties in the cancer hazard associated with permitted chemical releases

from manufacturing facilities (with releases equal to 90,000 pounds of benzene equivalents). Residents in the County as a whole are disproportionately exposed to air pollution, with Washington County having been designated by the EPA as a non-attainment area for 8-hour ozone during each year from 2004-2011 (one of only seven counties in Wisconsin to achieve this “distinction”).

The County has also been subject to a disproportionate number of landfills. The state registry of waste disposal sites identifies at least 75 landfills in the County that encompass 464 acres. One of these landfills (the Omega Hills North Landfill site) was used for disposal of more than 150,000 cubic yards of hazardous waste (making it by far the largest hazardous waste disposal site in the state). Approximately 42,000 people live within a 3-mile radius of the site with at least 874 private wells located within the same area. Leachate has been migrating from the site and has contaminated the shallow groundwater under several private wells in the area with volatile organic compounds (VOCs), heavy metals and phthalates. The environmental justice issues associated with this site are heightened by the presence of two adjacent landfills, one of which (Orchard Ridge) is the largest active landfill in the State of Wisconsin (receiving more than one million tons of waste per year) as well as the Boundary Road landfill (formerly Lauer I) a 58-acre Superfund site that received an estimated 1.3 million cubic yards of waste, including 10 million gallons of hazardous waste liquids.

b. Impacts on Targeted Community: The targeted “community” for this grant is the residents living in close proximity to the high priority sites that form the five target areas, as well as other residents (such as children) who may attend school or work in close proximity to these sites on a daily basis, and be subject to exposures. Residents, school children, and workers in the target areas are disproportionately impacted by brownfields and sources of cumulative environmental impacts as a consequence of the locations of most of the high priority sites directly adjacent to residential neighborhoods, adjacent to arterial roads subject to disproportionate exposure to exhaust from motor vehicles, and/or adjacent to railroad lines (and thereby subject to both residual contamination in soil and exhaust from diesel or coal powered engines). Of the five highest priority target brownfield “sites” identified by the County’s Coalition partners, all five of the sites are located directly adjacent to residential properties and neighborhoods. In terms of impacts to the larger community, all of the sites except for [Non-Responsive] are located within two blocks of one or more schools, adjacent to or within one block of major recreational trails, and adjacent to or within one block of community parks. [Non-Responsive]

Sensitive Populations in Target Areas: In terms of sensitive populations, with the possible exception of the target area in Richfield, the remaining four highest priority sites are located within census tracts or blocks within which there are disproportionately high numbers of minorities, residents whose primary language is not English, persons with disabilities, single parent female households with children under 18 years old, and children less than 5 years old - relative to the numbers for the County as a whole. Specific data with citations for the target areas in Hartford, Slinger, and West Bend are provided on Table 1 (Section 1.a.ii). As shown on Table 1, the higher numbers of residents in sensitive population groups coincides with lower incomes, higher poverty and unemployment rates, and lower levels of educational attainment. Disproportionate numbers of residents in these areas do not have access to a vehicle and live in houses built in 1978 or earlier with increased risks of exposure to lead based paint, asbestos, and other hazardous building materials which were much more commonly used in housing of this age.

Brownfield Impacts on Public Health or Welfare of Target Communities: The County is serving as the lead applicant for the grant in recognition of its ability and duty to serve the interests of all Coalition members. The impact of brownfield sites and cumulative environmental issues on the public health or welfare of the target communities is difficult to quantify (as the impacts tend to be indirect and/or cumulative to other factors present in these neighborhoods or impacting these groups). However, several of the primary impacts are described below.

Increased Exposure to Pollutants and Ingestion/Inhalation of Contaminated Material: Potential ingestion, inhalation, and dermal contact with contaminated soil pose a public health risk, especially to children. All five of the highest priority sites are located adjacent to residential neighborhoods, and four are located in close proximity to schools. Based on environmental justice data for the County compiled at the Pollution Scorecard website (www.scorecard.goodguide.com), there is a disparity in potential exposures to environmental hazards for sensitive population groups. For example, the ratio of potential exposure to releases of toxic chemicals is 1.39 times higher for people of color than for whites. The ratio of facilities per square mile that emit air pollutants is 1.29 times higher for low income families than for high income families. The ratio of potential exposure to releases of toxic chemicals is 1.24 times higher for families below the poverty level to families above the poverty level. The ratio of

facilities per square mile that emit criteria pollutants is 1.43 times higher for families below the poverty level than for families above the poverty level. The ratio of facilities per square mile that emit air pollutants is 1.5 times higher for children in poverty than for children not in poverty.

Neighborhood Safety and Disinvestment: Vacant, abandoned brownfields, in particular former industrial buildings, have a significant blighting influence on neighboring properties. This is especially true in residential neighborhoods where houses directly adjacent or opposite the facility are valued on average \$25,000 lower than houses on the opposite side of the same blocks. Depressed property values provide a significant disincentive for residents to invest in improvements or repairs, leading to increased occurrence of poorly maintained painted surfaces, as well as increased incidence of houses with foundation problems and resulting increased water penetration and occurrence of mold. As the high priority brownfield sites coincide with neighborhoods with high percentages of homes built in 1978 or earlier, the reduced maintenance attributable to blighted conditions, results in increased exposure to lead, asbestos, and other hazardous materials used in the construction of older homes.

c. Financial Need

i. Economic Conditions: Assessment grant funding is needed to provide both the County and Coalition members with the financial and technical resources necessary to begin the process of revitalizing a number of priority sites for which there are significant impacts and significant opportunity for community revitalization. Although the County has performed well by some measures, its historic and continuing economic reliance on manufacturing has resulted in a disproportionately large number of these obsolete facilities – overwhelming the financial ability of local governments to make the upfront investments that are necessary to begin the revitalization process. The smaller communities, which include 16 municipalities and 30 unincorporated communities with populations under 10,000 (including the Villages of Jackson and Slinger, which had populations of 6,753 and 5,068, respectively in 2010), in nearly all instances lack in-house staff expertise to effectively address brownfield sites on their own.

Another critical factor limiting the ability of local governments in the County to draw on other sources of funding for the assessment of brownfield sites is budget cutting at the State level as part of the 2011-2013 budget. The most significant cut affecting brownfields was the elimination of funding for the WDNR's Site Assessment Grant (SAG) Program, which during 1999-2010, provided 474 grants totaling \$16.5 million to local governments in Wisconsin for assessing brownfields. The SAG Program was particularly important for smaller communities as it included "bonus points" for first time applicants that enabled smaller communities and sites to compete with grant applications from larger communities that secured multiple grants. According to the WDNR's report to EPA for use of its CERCLA s. 128(a), EPA grant money during the period September 1, 2010 to August 31, 2011 prior to elimination of the program, WDNR staff provided information on the SAG Program to representatives from at least nine municipalities in Washington County (the Towns of Addison, Barton, Erin, and Polk; Villages of Jackson, Kewaskum, Newburg, and Richfield; and the City of Hartford).

Gradual declines in employment due to increased competition associated with globalization have been occurring in the County over the past decade that cumulatively are of greater economic impact than the job losses associated with the more visible plant closures and mass layoffs. Employment at Serigraph, the County's largest employer in 2001 dropped by nearly 600 workers (from 1,400 to 812) from 2001 to 2010. Employment at the two largest kitchen housewares manufacturing companies (Regal Ware, Inc. and West Bend Co.) declined from a combined 1,788 in 2001 to 540 in 2010 as a result of Regal Ware's acquisition of the assets of the West Bend Co. in 2001. The result of these changes has been the loss of over 2,000 manufacturing jobs in West Bend alone.

ii. Economic Effects of Brownfields: One of the most significant economic impacts of brownfields on communities in Washington County has been a reduced tax base associated with abandoned, vacant or underutilized commercial and industrial brownfield properties, a majority of which are located near the center of urban areas or along commercial corridors where much higher valuations could be achieved through redevelopment. A good example is the former Praefke Brake site in West Bend, which has a current assessed value of \$558,900 and was recently proposed for redevelopment into a \$10 million 77 unit senior housing development. The project, which reportedly fell through in late 2013 due to unresolved environmental issues, would have generated approximately \$200,000 in annual property taxes (versus \$11,500 paid in 2013).

The Praefke Brake site also provides an example of negative economic impacts associated with blight on the adjoining residential neighborhoods. Demographic data for the neighborhoods that include this site are presented in Table 1 (West Bend, Census Tract 4203). In the residential block directly west of the facility, the 12 residences that border or are directly across the street from the facility had average assessed values of \$130,000 in 2013. The 11 properties on the opposite side of the same block (with similar age, size, and construction) have average assessed

values that are \$25,000 higher (\$155,000). The reduced property values represent an economic cost to homeowners in terms of reduced equity (\$25,000) and to the City and other local governments from reduced property tax revenues from the residences with depressed valuations. Assuming similar impacts on residences in the five additional blocks of homes that border the site, the negative impact from this one brownfield site is potentially equal to \$1.5 million in reduced homeowner equity, and \$30,000 per year of reduced property tax revenue. This site is but one of at least 125 vacant commercial or industrial sites in the City identified on a list of available business properties on the City's website, and to varying degrees have similar economic impacts.

Another financial impact from these sites is delinquent property taxes. **Non-Responsive**

In West Bend, residents are impacted by diversion of property taxes needed to pay for an estimated \$19.75 million shortfall in revenues for debt incurred in two tax incremental finance districts (TIDs) (5 and 9) that were established to finance acquisition, demolition, environmental remediation, and other site preparation costs associated with two former brownfield areas. Due to the economic downturn, redevelopment of properties within these areas occurred at a slower pace than anticipated, necessitating the City to make annual payments from its citywide property tax base to help reduce those debts (with a combined payment of approximately \$1.2 million occurring in 2010).

The blight, vacancy, and disinvestment associated with the brownfields is to some extent exacerbated in the small communities, where the locational advantage of a brownfields located within the town center (1 to 2 minute shorter drive times) may not be sufficient to allow sites with environmental liabilities to compete with lower-risk greenfield sites on the edge of town. These smaller communities have a greater need to provide funding to help off-set the added environmental costs, in particular, for environmental assessment and other early-stage development costs.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i. Project Description, Alignment with Community Plans, and Redevelopment Strategies: The Project to be funded by the grant will include the assessment of high priority brownfield sites located throughout Washington County. The Project will include environmental assessment at individual sites, including Phase I ESAs, Phase II ESAs, and asbestos or other hazardous materials surveys. The Project will also include preparation of remedial action plans for at least eight sites, and area-wide reuse planning for at least two areas containing multiple brownfield sites where there is a need/opportunity to integrate revitalization of brownfield sites with major infrastructure projects that will serve as a catalyst for redevelopment. The Project will also include development of a comprehensive inventory of brownfield sites, and a comprehensive outreach program, targeting residents and stakeholders throughout the County, in individual communities that are Coalition members, and for specific sites as appropriate.

Alignment with Land Use and Revitalization Plans and Goals: The Project will support land use goals for the County that are detailed in the County's 2035 Comprehensive Plan. One of the key goals that will be supported by this Project is to encourage the sustainable development of land for business and residential use. The 1st objective listed under this goal is to "encourage development and redevelopment of land with access to existing infrastructure and public services as related to urban development while maintaining and rehabilitating existing residential, commercial and industrial structures."

Wisconsin's Smart Growth law, adopted in 1999-2000, requires all local governments to develop and adopt comprehensive land use plans. To date, plans have been completed not only by the six Coalition members, but also by 15 other communities. Many of these plans share land use goals that will be supported by the Project such as promoting economic development, advancing the redevelopment of distressed areas, protecting citizens from environmental pollutants and supporting better use of existing infrastructure. Each of the plans prepared by Coalition members identifies priority areas for redevelopment.

Initial Target Sites/Areas, Anticipated Assessment Needs and Redevelopment/Reuse Strategies:

Non-Responsive

Former Praefke Brake Manufacturing and **Non-Responsive** **(4 parcels, City of West Bend):** The northern parcel (the former Praefke Brake site) is not suitable for future manufacturing or commercial uses, but is

well located for development of multi-family housing (and was the subject of a proposal in 2013 for development of a 77-unit senior housing facility). Non-Responsive

Non-Responsive

Non-Responsive

Non-Responsive

In the event that sites in the five highest priority areas are found to be ineligible for use of EPA assessment funding, one or more sites from the next highest priority area in that community will serve as a replacement. All of the Coalition members have multiple additional sites in need of assessment.

ii. Project Management Approach: As noted in *Section 2.a.i.*, the County and the other Coalition members have already implemented or completed several key steps that will ensure not only the successful completion of the Project within three years, but the achievement of the desired revitalization outcomes. These steps include the creation of the Site Revitalization Committee (SRC), which is a formal committee authorized by the full County Board of Supervisors, and subject to all public meeting, public records, and other requirements. The SRC is a legal entity with specific responsibilities in terms of site selection and oversight of this or other grants and includes elected officials and municipal administrative and planning staff which ensures that the Program from its inception has the support of elected officials who will be responsible for approving funding for additional public expenditures needed to move most priority sites beyond assessment to successful redevelopment and reuse.

As part of advancing the County's Site Revitalization Program and coordination of the SRC and Coalition, the County advanced a qualifications based procurement process meeting the requirements of CFR 31.36, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites. The procurement process resulted in six proposals. Three firms were interviewed, and based on the interviews and previously submitted qualifications, a contract was executed. This completed step will enable the County, SRC, and Coalition members not only to begin assessment activities at the earliest possible date upon signature of the Cooperative Agreement, but also to have access to technical resources that can be used to coordinate additional pre-requisite steps (preparation of eligibility determination requests, negotiation of site access, review of previous environmental reports) during the period from grant announcements through execution of the Cooperative Agreement. If awarded funding, it is anticipated that the Coalition members will be able to proceed with preparation of eligibility determination requests as well as negotiation of access agreements so that initial Phase I assessments for key sites can begin shortly after execution of the Cooperative Agreement. The availability of a much greater number of sites in need of assessment than there are funds available to perform assessment, combined with quarterly meetings of the SRC, should serve to accelerate use of funding, and completing the Project in advance of the three-year period.

iii. Site Selection Process: The initial prioritization of sites completed by the SRC in 2013 utilized six general prioritization factors to develop an overall site "score." These factors included (1) the presence of known or suspected environmental contamination and magnitude of known or potential threats to public health or the environment, (2) the redevelopment potential and marketability of the site, (3) community goals and the extent to which redevelopment or reuse of the site could further previously identified community goals or plans, (4) quality of life factors (including the potential to eliminate blight and enhance community livability), (5) ability to obtain

access for required assessment activities, and (6) environmental justice considerations (the extent to which the site was having a disproportionate impact on sensitive or at-risk populations). The scoring was narrowed down to 13 redevelopment areas identified by the five local governments as high priority based on these and other local considerations. Each Coalition member selected their highest priority site or area based on these factors.

It is anticipated that up to one-third of requested funding will be utilized to perform assessment or reuse planning activities on these initial priority sites. Subsequent selection and prioritization of sites will be subject to input and approval from the full SRC. As detailed in *Section 2.b.i*, a comprehensive inventory and prioritization of sites will be completed as part of Task 1 in conjunction with public outreach activities in Task 4. The inventory and outreach will ensure that there is opportunity for further input from area residents and other stakeholders both in the nomination of sites and in their prioritization.

The process for securing access will vary depending on whether sites are currently owned by local governments versus private parties, whether sites are currently tax delinquent, and whether sites are subject to specific development proposals or sales agreements at the time of assessment. In all instances, it is anticipated that the local governments within which the site(s) are located will have primary responsibility for securing access. This is in recognition that those officials will have the best understanding of access challenges, and will choose to nominate sites for which securing access is a process versus a hope or impossibility. All of the Coalition members have experience negotiating access for these types of sites. For sites that are tax delinquent (such as the former Nippos Coatings site in Slinger), the County has the ability under Wisconsin law to obtain an environmental inspection warrant that can be used to secure access for testing in circumstances where the current property owner is unwilling to provide access. However, the preferred option for all sites (including those that are tax delinquent) will be to secure the willing and legal consent of the property owner through the execution of an access agreement.

b. Task Description and Budget Table

i. Task Descriptions and Estimated Costs: The scope of work for the Project has been organized into four tasks as described below. *Please note that unless otherwise stated in the budget narrative below, it is assumed that all budget items will be divided equally between petroleum and hazardous substance funding.*

Task 1: Brownfields Inventory and Site Prioritization (\$16,000) – The County will work with a qualified consulting team to prepare the brownfield inventory during which sites will undergo inventory, prioritization, and selection for environmental assessment. Environmental database information will be utilized as well as information from Sanborn fire insurance maps, city directory records, tax delinquencies, and building code violations. The team will evaluate the redevelopment potential of sites based on criteria such as the presence of tax incremental finance districts, proximity to transportation infrastructure, potential for eliminating blight, ownership and access status, and discussions with local developers. For community ranking, the team will kick off a public outreach process incorporated into a regularly scheduled SRC meeting. The rankings (environmental hazards, redevelopment potential, and community priority) will be combined for each site to produce a final site rankings list to guide future decision-making and the next steps in the grant process. *The budget of \$16,000 for Task 1 is based on an estimated 160 hours of work by the consultant at a blended rate of \$100/hr, with time split between records research (40 hrs), GIS data entry (40 hrs), interviews with communities (40 hrs), and presentations/meetings (40 hrs). The County and other Coalition members will each donate significant in-kind hours for the completion of this task (as detailed in Attachment D).*

Task 2: Phase I ESAs (\$96,000) – Under the direction of the County, the environmental consulting firm will complete Phase I ESAs at 24 sites (*average cost = \$4,000 ea.*). Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to EPA (for hazardous substance brownfields) or WDNR (for petroleum brownfields) for approval. Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.

Task 3: Phase II ESAs, Site Investigations, and Remedial/Reuse Planning (\$458,000) – On sites that meet the site-specific eligibility requirements, and are approved for use of EPA funds, by the EPA (hazardous substance brownfields) and/or WDNR (petroleum brownfields), the environmental consultant will complete the following anticipated numbers of environmental reports or outputs:

Output Type	Quantity	Unit Cost	Total Cost
Quality Assurance Project Plan (QAPP)	1	\$8,000	\$8,000
Asbestos/hazardous building materials surveys	4	\$6,500*	\$26,000

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Phase II ESAs (small sites)	8	\$20,000*	\$160,000
Phase II ESAs (large sites)	4	\$35,000*	\$140,000
Remedial action plans	8	\$8,000	\$64,000
Brownfields area-wide reuse plans	2	\$25,000	\$50,000
Assistance by consultant w/ quarterly/annual and ACRES reporting	80 hrs	\$125	\$10,000

* Unit costs for asbestos surveys and Phase II ESAs include \$750 per site for preparation of site-specific sampling and analysis plans (SAPs) and health and safety plans (HASPs), which will be prepared for each site and submitted to EPA prior to initiating field work.

Task 4: Community Outreach (\$30,000) – To maximize the extent to which community residents and other stakeholders can provide meaningful input to the Project, a comprehensive community outreach program will be performed that will include public meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations. Details of the outreach approach are presented in Section 3.a. Specific outreach activities or outputs, and their estimated costs are summarized below.

Outreach Activity or Output	Quantity	Average Unit Cost	Total Cost
Meeting outreach, facilitation and management including SRC, public/community, property owner meetings	150 hours	100/hour	\$15,000
Document preparation: project fact sheets, press releases, agendas, minutes, newsletter submissions, etc.	65 hours	\$100/hour	\$6,500
Website and other online communications management and updates	30 hours	100/hour	\$3,000

The budget for Task 4 includes travel costs (for airfare, hotel, meals and conference fees) for two County staff to attend two EPA-sponsored National Brownfields conferences (or alternative relevant conferences if the EPA conferences are not held as anticipated). *Travel costs are estimated at \$1,000 per person per conference based on discussions with previous EPA Brownfield Grant managers/conference attendees and average costs they reported. Budgeted supply costs for Task 4 of \$1,500 include \$500 for printing costs, \$250 for mailing expenses associated with public notices, and \$750 for display boards and graphic displays at public meetings.*

ii. Budget Table: The proposed budget for grant funded activities is summarized below.

Table 2. Budget for Grant Funded Activities

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Brownfields Inventory	Phase I ESAs	Phase II ESAs and RAPs	Community Outreach	
Budget for Petroleum Assessment Funding						
1	Travel				\$2,000	\$2,000
2	Supplies				\$750	\$750
3	Contractual	\$8,000	\$48,000	\$229,000	\$12,250	\$297,250
4	SUBTOTALS	\$8,000	\$48,000	\$229,000	\$15,000	\$300,000
Budget for Hazardous Substance Assessment Funding						
5	Travel				\$2,000	\$2,000
6	Supplies				\$750	\$750
7	Contractual	\$8,000	\$48,000	\$229,000	\$12,250	\$297,250
8	SUBTOTALS	\$8,000	\$48,000	\$229,000	\$15,000	\$300,000
9	TOTALS	\$16,000	\$96,000	\$458,000	\$30,000	\$600,000
Estimated # of Sites to Be Assessed			24	18	NA	NA

ESA = Environmental Site Assessment; NA = not applicable; RAP = remedial action plan, SI = site investigation

c. Ability to Leverage: All Coalition members have been successful in leveraging public and private resources for the revitalization of brownfield sites, and securing funding needed to complete additional assessment, cleanup, or infrastructure improvements required following the initial assessment activities. The Wisconsin Economic Development Corporation (WEDC) will be one source of funding for asbestos and hazardous materials abatement, demolition of buildings, and cleanup of soil and groundwater. The WEDC is the lead entity for economic development functions in Wisconsin, including brownfields funding. Programs administered by the WEDC are the Environmental Improvement Assistance for Redevelopment Program which provides grants of up to \$1.2 million

primarily to pay for environmental cleanup costs associated with economic development projects and the \$1 million Idle-Industrial Sites Grant Program. The current combined annual funding for the WEDC brownfield grant programs is approximately \$10 million.

Another source of funding available to the County and municipalities is tax incremental finance (TIF) funding. TIF is likely the most significant economic development tool available to local units of government in Wisconsin. TIF Districts (TIDs) allow municipalities to leverage the incremental new or increased property tax revenues that will result from new development or redevelopment projects. There are currently **Non-Responsive**

Non-Responsive

The City of West Bend has four TIDs that are focused almost exclusively on brownfield sites: TID Nos. 5, 9, 10, and 12.

Non-Responsive

The County, the EDWC, and Coalition partners have committed in-kind services that would be provided to support implementation of the grant as detailed on a spreadsheet in Attachment D and equals 1,293 hours (which is equal to an in-kind contribution of \$62,463.10). The time listed for city and village staff is for attending meetings, securing access and reviewing reports for the initial priority sites.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Plan for Involving Targeted Community & Other Stakeholders and Communicating Project Progress:

Since 2010, the County has proactively involved Washington County communities in development and advancement of a brownfields-focused Site Revitalization Program (Program). To lead this effort, in early 2013, the County established a Site Revitalization Committee (SRC) to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment. The ten representatives on the SRC (www.co.washington.wi.us/SRP) include two County Board Supervisors (Raymond Heidtke, Town of Jackson Chairperson and County Board Supervisor; Paul Ustruck, County Board Supervisor, representing Co. Executive Committee), the current administrators from four of the Coalition members (T.J. Justice, City of West Bend; John Walther, Village of Jackson; Jessi Balcom, Village of Slinger; and Jim Healy, Village of Richfield), the City Planner (Justin Drew) for the City of Hartford, the Coordinator for County's Workforce Development Center (Lisa Maylen), the Executive Director of the County's lead economic development organization (Christian Tscheschlok, Economic Development Washington County), and a commercial real estate professional (Curt Pizen, NAIMLG).

The Coalition plans to convene the SRC on at least a bi-monthly basis, with the public meetings widely promoted. In addition to SRC meetings, the County will hold public meetings annually, inviting residents and other stakeholders to participate in the site selection process, cleanup decisions, and reuse planning performed as part of the grant-funded Project. To provide additional technical expertise as well as outreach to community organizations, a Technical/Community Advisory Subcommittee (T/CAS) with representatives from community-based organizations, the Washington County Health Department, and other stakeholder groups, is being formed. The T/CAS will provide input to the SRC, and provide input on site selection, reuse planning, and other considerations.

Key lessons learned from past revitalization projects that guide the outreach approach for this Project include: 1) interactions should be framed around the effects brownfields have on communities, rather than the brownfields themselves; 2) it is important to employ a number of communications strategies tailored to the audience, including meetings, social media, traditional media, direct mail, and other methods; and 3) a successful outreach program must be multi-tiered to engage all stakeholders in meaningful ways. The following is a summary of the planned multi-tiered engagement approach.

Following the grant award announcement, the County will draft a press release for circulation in the local newspapers. The County will also place advertisements on local radio stations, as well as local access television. Also upon notice of award, the County will schedule a public kick-off meeting in tandem with an SRC meeting, and individual kick-off meetings at locations within Hartford, Jackson, Richfield, Slinger, and West Bend to inform citizens and stakeholders in each target area about the Project. SRC members will assist in outreach to their constituents. The Riveredge Nature Center will assist in organizing attendance by community residents and other stakeholders. The Casa Guadalupe Education Center will assist with organizing attendance by members of the Hispanic community. The Healthy People Project of Washington County will help distribute information to residents and stakeholders who may have an interest in supporting trail and recreational facility development. The

United Way of Washington County will assist with communication of information to economically disadvantaged residents who are disproportionately located in the target areas which contain high numbers of brownfield sites.

During the meetings, the County Coalition team will provide the public with background information on and solicit input regarding: the overall Program; the sites previously nominated for assessment and other sites of potential concern; health and welfare issues related to these sites; and reuse or redevelopment opportunities. As the Program advances, the County will report on Project progress at open forums, such as municipal board/council meetings. The County will also distribute information through the existing Site Revitalization Program website (www.co.washington.wi.us/SRP) which will serve as the foundation for ongoing web-based communication. The County and SRC members will also distribute information through their websites, newsletters, LinkedIn, Twitter, and blog posts as well as direct notice to community organizations and local newspapers.

Although it is anticipated that a majority of Project communications will be in English, it is important that non-English speaking households are aware of environmental activities that directly impact them, and as a result the County will work with Casa Guadalupe Education Center to develop and distribute information in Spanish as well as offer translation and interpretation services as needed, as impacted families are identified.

b. Partnerships with Government Agencies

i. Partnerships with Environmental and Health Agencies: The Coalition communities will continue existing partnerships with the WDNR to help ensure appropriate assessment and cleanup of brownfield sites. Environmental investigation, monitoring, and remedial planning activities will be conducted in compliance with the rules and guidance promulgated by the WDNR under the Chapter NR700 Rule Series, Chapter NR746 (for petroleum sites), and other Wisconsin regulations as applicable. The County will coordinate with WDNR staff for technical support, resolution of regulatory issues, and interpretation of rules and guidance documents. The WDNR will also review and approve Remedial Action Plans for brownfields where response actions are needed.

The Washington County Health Department (WCHD) will continue to be involved in protecting public health and the environment during the Coalition's assessment, cleanup, and redevelopment of brownfield sites. If contamination discovered during the assessment has the potential to negatively impact the health of local residents, the County will notify the WDNR and WCHD. When contamination is discovered on brownfield sites, the cleanup criteria established by the WDNR under the NR700 Rule Series, NR140 (for groundwater), and NR746 (for petroleum release sites), will be used to identify and address on-site health and environmental threats posed by contamination. The expertise and experience of WCHD will be called upon to help identify/verify off-site health threats posed by contamination; identify related toxicological issues and perform risk evaluations with further assistance from the Wisconsin Department of Health; design and conduct notification/education programs; and coordinate health testing if off-site migration of contaminants is confirmed. A support letter from the WCHD is included in Attachment C2. WCHD staff are part of the County's in-house "brownfields team" and Paula Mugan, an Environmental Health Specialist in the WCHD will serve on the T/CAS. In particular, the partnerships with the WCHD as well as the WDNR on two of the five priority sites will be a continuation of previous participation as part of the emergency response and removal action conducted in 2012 at the former Niphos Coatings facility.

ii. Partnerships with Other Relevant Agencies:

Local Partnerships: This Project will build upon a multi-year effort by the County to increase the effectiveness of its economic development and sustainable land use programs. This effort led to the creation of the Site Revitalization Program in 2013 as well as the establishment of the Site Revitalization Committee (SRC) for the purpose of coordinating efforts between local governments related to revitalization of brownfield sites, as well as to provide a forum for sharing of institutional knowledge related to brownfields. The development of a coalition for this Project represents an enhanced coordination effort between the County and local governments in achieving revitalization and economic development goals. Although the Coalition includes only five of the County's 20 municipalities, the Project is structured to enhance partnerships and make additional technical and financial resources available to all local governments.

As part of the initial identification, evaluation, and prioritization of sites, representatives from many different departments in Hartford, Jackson, Richfield, Slinger, and West Bend, provided information or otherwise participated in the process. A letter of support from the Parks and Recreation Department of the City of Hartford, which will play a role in the desired conversion of the WB Place site into public greenspace and an enhanced Rubicon River Trail, is presented in Attachment C2.

State Partnerships: The Wisconsin Economic Development Corporation (WEDC), the Wisconsin Department of Safety and Professional Services (WDSPS), and the Wisconsin Department of Administration (WDOA) will be

partners for the Project through their funding programs for brownfields cleanup as detailed in *Section 2.c (Ability to Leverage)*. The WEDC will be a partner in achieving the economic development goals for select sites through tax credits and other incentive programs they have available for businesses locating on these sites. The Wisconsin Department of Transportation (WDOT) has completed a wide range of planning and engineering studies for the reconstruction of State Highways 60 and 175, which will be catalysts for the revitalization of the target areas in Richfield, Hartford and Jackson. The WDOT will continue to play a role for these target areas as the road projects advance to construction, and will also likely also play a role in the enhancement of the Rubicon River Trail in Hartford.

Federal Partnerships: The EPA has been a partner in past assessment/response activities at the former Nippos Coatings property in Slinger (2012) as well as the former Line Material Co. and Praefke Brake properties in West Bend (2012 and 2000, respectively), and will be the key federal partner for this Project. The U.S. Department of Transportation (DOT) and the U.S. Department of Housing and Urban Development have supported, and will continue to support the Project through CDBG and transportation funding.

c. Partnerships with Community Organizations: The Coalition members have a strong record of working in partnership with community-based organizations (CBOs) to address brownfields in the County, and will seek to expand and further build upon these relationships while implementing this grant. The CBOs that will serve as partners on this Project include grassroots organizations (to provide a voice for residents in areas most impacted by brownfields), environmental groups, businesses, and other groups. The roles for CBOs are described below. Letters from each organization affirming their roles and participation are provided in Attachment C1.

Casa Guadalupe Education Center (Noelle Braun, Executive Director, 479 N. Main Street, West Bend, WI, 53090. Phone: 262-306-2900): The Casa Guadalupe Education Center is the primary not-for-profit organization in the County serving the needs of Latino residents, who are present in disproportionately high numbers in the vicinity of the target areas or sites in Hartford, Slinger, and West Bend. Staff from the Center will serve on the T/CAS. In addition, the Center will assist with outreach to the Latino community and development of Spanish language materials on the Project, and provide Spanish language interpreter services if needed at community meetings.

United Way of Washington County (Kristin Brandner, Executive Director, 120 North Main Street, Suite 260, West Bend, WI, 53095. Phone: 262-338-3821): The United Way of Washington County (UWWC) serves all communities in Washington County, and has committed to supporting the Project by serving as a key information conduit for the 31 partner organizations funded by the UWWC, a majority of which serve the County's low income and disadvantaged residents.

Healthy People Project of Washington County (Aaron Schmidt, Co-Chairperson, 432 East Washington Street, West Bend, WI 53095. Phone: 262-247-1057): The Healthy People Project of Washington County is a community-based coalition working to improve overall health in the communities of Washington County, with an emphasis on personal nutrition and physical activity. A representative of the organization will serve on the T/CAS, with a focus on helping to identify opportunities for reuse projects to help promote improved community health.

Washington-Ozaukee-Waukesha (WOW) Workforce Development Board (Francisco Sanchez, President, 2200 Green Tree Road, West Bend, WI, 53090. Phone: 262-695-7880): The WOW Workforce Development Board is a non-profit corporation providing workforce development services to Washington, Ozaukee, and Waukesha Counties. The Board has committed to supporting the Project with a representative on the T/CAS, coordinating efforts under the Board's five existing workforce development programs to support these projects, providing information to employers, and potentially featuring the Project and brownfields redevelopment issues and opportunities in a future issue of WORK (a magazine-format publication distributed to 4,430 area businesses).

Economic Development/Washington County (Christian G. Tscheschlok, CECD, Executive Director, 2151 North Main Street, West Bend, WI 53090. Phone: 262-335-5769): EDWC is an independent public private development partnership and not-for-profit organization focused on job creation and economic development in Washington County. The EDWC has partnered with the County since 2010 on a number of initiatives specifically focused on brownfields including participating in the series of meetings held with the County's seven largest municipalities during 2011-13 to discuss brownfields and assessment/revitalization needs in each community. Christian Tscheschlok (whose experience includes managing implementation of several EPA Brownfields Grants awarded to Rock Falls, IL) is serving as an SRC member. The EDWC will help integrate the Project with the County's economic development programs. The EDWC will provide consulting services to businesses interested in purchasing, developing, or relocating to brownfields sites, and package financial assistance through a variety of

State, County, and local gap funding programs including revolving loan funds, tax credits, TIF incentives, and grants needed to help renovate or construct new business facilities on these sites.

Riveredge Nature Center (Patrick Boyle, Executive Director, 4458 County Hwy Y, Saukville, WI, 53080. Phone: 800-287-8098): Riveredge operates a 380-acre sanctuary adjacent to the Milwaukee River near Washington County with 24 school programs attended by more than 9,000 students annually. The center has 1,100 member families and 350 active volunteers. The Center will distribute information on the Project to members through their newsletter and website, and recruit volunteers for projects adjacent to the Milwaukee River that will convert brownfields to greenspace or other public uses. A representative of the Center will serve on the T/CAS.

4. PROJECT BENEFITS

a. Health and/or Welfare and Environment: An initial Project outcome will be the creation of the first comprehensive prioritization and inventory of brownfield sites in the County. Although some of the larger brownfield sites are well known, there are potentially hundreds of sites throughout the County that are unknown or which are not documented in any manner in which municipal staff could readily identify the sites for consideration during planning, health, or other initiatives designed to improve the health and welfare of area residents.

Non-Responsive

The inventory will help local governments identify these sites, perform inspections, and perform appropriate response actions proactively rather than reactively – reducing the potential for future releases to damage local groundwater resources or the occurrence of circumstances requiring emergency removal actions by hazmat teams.

As many of the County's social and health problems are in some way directly or indirectly linked with unemployment, underemployment or poverty, focusing the Project in part on job creation and economic development, and closely integrating the Site Revitalization Program with the County's other economic and workforce development programs as led by the EDWC, should increase the likelihood of redevelopment projects occurring on brownfield sites, which in turn will contribute to reductions in unemployment and underemployment as well as reductions in poverty rates.

As previously noted, 63% of adults in Washington County meet the definition for being overweight or obese, and WCHD staff identified a lack of physical inactivity as being a significant problem among residents. The Healthy People Project of Washington County (a Project partner) will be specifically focused on identifying opportunities for reuse of brownfield sites for development of community gardens, farmer's markets, parks, and trails that can support their mission to improve the health status of residents in the County. As previously noted, the target sites in Hartford, Slinger, and West Bend are located adjacent to regional trails.

Non-Responsive

Two of the sites nominated by the City of West Bend lie directly adjacent and partially within the floodplain of the Milwaukee and Rubicon Rivers – two of the County's most important ecological features. The sites in West Bend include approximately 3,500 feet of frontage on the Milwaukee and Rubicon Rivers. The sites represent a significant threat to these critical regional environmental receptors. Remarkably, environmental sampling has been performed at only one of the four sites. The assessment grant would enable environmental threats posed by these and other sites in environmentally sensitive areas to be identified, cleanup plans to be developed, and reuse planning to occur, greatly enhancing the prospects for cleanup and redevelopment.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Description of Community Practices/Tools to Foster/Implement Sustainable Redevelopment: Many of the County's brownfields consist of abandoned or vacant industrial buildings and empty commercial structures, which are currently serviced by infrastructure sufficient to support their redevelopment and reuse. For example, the City of West Bend has used neighborhood master planning, TIF project plans/funding, public/private development agreements and developed specialized mixed-use zoning regulations to facilitate redevelopment of infill redevelopment of the older or blighted portions of the downtown area. Redevelopment of the former West Bend Company manufacturing site as the River Shores mixed-use development is a prime example of these efforts. The older 1920's industrial buildings and even later 1960's office buildings were redeveloped for mixed retail, office and residential uses. This was supplemented with new, high and moderate density residential construction. The development integrated park/recreational corridors along the Milwaukee River and the adjoining Eisenbahn State Trail. The project recycled all demolished concrete for use within the development and other City infrastructure projects. The developer included a green roofing system in the signature residential building of the redevelopment.

The Coalition members promote energy efficiency as one element of overall sustainability programs, which also include significant growth management, land preservation, and resource recovery initiatives. The Coalition members emphasize energy efficiency through the LEED program and other sustainability principles and practices that include an aggressive information dissemination effort. Developers in the County are encouraged to incorporate energy efficiency designs into their projects and are provided with appropriate information and referrals. The County has been a leader in implementing energy efficiency measures at its own facilities (as demonstrated by one of the County's past grants detailed in *Section 5.c*).

Whenever possible, the Coalition members encourage use of green building techniques and sustainable, native plantings in landscaping. The reuse of these brownfields will also reduce uncontrolled areas of surface contamination. Potentially contaminated storm water from brownfield sites currently flows uncontrolled into the Milwaukee River and other area waterbodies. The Coalition will use the Project to further steps taken to date to encourage sensible redevelopment, including use of innovative storm water management techniques on brownfield projects, such as constructed wetlands and swales, which will in turn reduce runoff of impacted storm water.

ii. Example of Past Planning Effort Integrating Equitable Development or Livability Principles for Brownfields Cleanup and Revitalization: The City of West Bend has integrated equitable development and livability principles into its brownfields cleanup and redevelopment projects. The City has used planning in combination with a host of financial tools to remediate and support the redevelopment of brownfields located in the oldest or most blighted areas of the City. These areas are located downtown along the Milwaukee River and the Eisenbahn State Trail corridor and comprise TIDs 5, 9, 10 and 12, where the City has focused redevelopment efforts. These projects have integrated pedestrian connections to the riverwalk and trail system, and have included workforce, elderly and assisted living housing developments, which have reintroduced housing to the downtown commercial area and replaced obsolete and underutilized industrial uses. Viable industrial uses were relocated to industrial parks.

The City of Hartford has been a regional leader in using zoning to promote development of housing for all income levels within the City and has received accolades for efforts creating affordable housing. The City's Smart Growth Plan allows higher density than most other comparable communities (especially single-family density). The City has approved single-family subdivisions with lots as small as 6,000 square feet and widths of less than 60 feet. This reduces the per unit infrastructure and development costs, resulting in lower cost lots. In addition, the City negotiates requirements within Development Agreements that each subdivision set aside 5 to 10% of the lots for home/lot packages that will be offered for 80% of what the average home/lot package in the subdivision.

c. Economic or Non-Economic Benefits (Long Term Benefits)

i. Anticipated Long-Term Economic Benefits from Redevelopment OR Non-Economic Benefits from Reuse of Sites for Greenspace or Not-for-Profit Activities: The Project is expected to result in significant long-term economic benefits, as several of the target areas or sites are good locations for development of commercial, mixed, or multi-family residential developments.

Non-Responsive

Non-Responsive

A portion of the highest priority target area in the City of West Bend occupied by the former Praefke Brake manufacturing facility, has been the subject of two proposals for redevelopment for multi-family and/or senior housing, the most recent of which would have resulted in an approximate \$9.5 million increase in the assessed value and a \$190,000 increase in the annual property tax revenue. Although this proposal fell through, the attributes that attracted this initial interest are expected to generate additional proposals as the environmental liabilities are addressed.

Although the potential total economic benefits resulting from the Project are difficult to estimate previous public investments in 22 active TIDs in the County have directly resulted in a total increase in property values equal to \$652,201,950 as of 2011. The anticipated public/private investment ratio for this Project will equal or exceed 1:30.

ii. Planned Efforts to Promote Local Hiring, Procurement, and Employment: The Coalition will work with Project partners, including the EDWC and the Washington-Ozaukee-Waukesha (WOW) Workforce Development Board, to address workforce needs and job opportunities associated with manufacturing, commercial and other businesses that may relocate or expand on brownfield sites suitable for commercial or industrial reuse. Representatives from advanced manufacturers, healthcare, technology, major employers, staffing firms, the University of Wisconsin, local technical colleges, the local secondary school system, WOW and other area economic development organizations serve monthly on a Talent Pipeline Committee formed by the EDWC in 2013. This project collaborative has a significant focus on supporting manufacturing jobs paying family supporting wages (which are more accessible to residents most in need of work, who are those lacking college degrees).

Milwaukee was awarded an EPA Brownfield Job Training Grant in 2012, as well as the Milwaukee Community Service Corps (awarded grants in 1998, 2004, and 2009). As the extreme northwest corner of Milwaukee is adjacent to the County, some of the trainees from these previous grants may be located in areas where they could commute to County projects. In addition, many Milwaukee-area companies that might provide environmental or redevelopment services have offices in Milwaukee. The EDWC will invite representatives from past training grants to serve on the Talent Pipeline Committee as well as the T/CAS, to improve access for individuals trained under these previous grants to environmental employment opportunities that may result from the Coalition's grant.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability: The County will partner with the five Coalition communities to implement the grant. As the Coalition lead, the County will not only be responsible for day to day management of Project activities and compliance with all administrative and programmatic conditions under the grant, but will also provide support in planning, GIS data management, and in public health activities associated with the Project. Lead County staff and their roles are described below:

Project Manager – Debora M. Sielski, Deputy Planning and Parks Administrator, Manager of Planning Division, Washington County Planning and Parks Department: Ms. Sielski will serve as the Project Manager and primary point of contact for the Project. Ms. Sielski will approve all contracts and reports; coordinate SRC and T/CAS meetings; secure assistance from other County staff as needed; and oversee work by the environmental or other consultants contracted to help implement the grant. Ms. Sielski has more than 20 years of professional experience in public administration, urban and regional planning and landscape architecture, of which the last 16 years have been with Washington County. She holds a Master's Degree in Urban Planning as well as a Bachelor's Degree in Landscape Architecture. She is currently responsible for all planning work at the County including managing the development, coordination, collaboration, and public outreach involved with leading numerous partnerships involving all local governments throughout the County, including the Multi-jurisdictional Comprehensive Plan for Washington County: 2035, the Farmland Preservation Plan, and the Park and Open Space Plan initiatives. She has extensive experience in grant writing and administration, public administration, urban planning, statistical analysis, technical writing, public speaking, project management, intergovernmental collaboration, public participation, stakeholder engagement, and park acquisition, design and development.

Assistant Project Manager – Joshua Glass, Planner, Washington County Planning and Parks Department: Mr. Glass has been a planner (full-time) with the Planning and Parks Department since 2006. He holds a Bachelor's degree in Natural Resource Management with a Minor in Land Use Planning. He has been highly involved in all of the major planning projects in the Department. Mr. Glass will assist Ms. Sielski in all phases of the Project.

Other County Staff: The following County staff will assist with different phases and components of the Project. As County staff, they represent a resource available to support all communities within the County.

- ***Eric Damkot (GIS Manager, Washington County Planning and Parks Department):*** Mr. Damkot is the County's GIS Manager and Land Information Officer, supporting GIS users throughout the County. He will oversee and assist with integrating brownfields inventory and prioritization data into the County GIS database.
- ***Kimberly Nass, County Attorney, Washington County Attorney's Office:*** Ms. Nass has served as the County Attorney for Washington County since 2000 and will provide legal review of agreements with coalition partners, the Cooperative Agreement with the EPA and site access agreements.
- ***Rob Schmid, Emergency Management Coordinator, Washington County Emergency Management:*** Mr. Schmid has been the Washington County Emergency Management Coordinator since 2001 and will provide

emergency management services as necessary for the Project, and serve as a resource for responding to any sites with abandoned hazardous materials or other conditions that require emergency response actions.

- *Paula Mugan, Environmental Health Specialist, Washington County Health Department:* Ms. Mugan is a registered nurse in the County's environmental health program. She will serve on the T/CAS and assist in the prioritization of sites which will include consideration of public health threats, as well as assist in evaluating site conditions that may represent a threat to the public health to assure the safety of area residents.

Site Revitalization Committee (SRC): The SRC (as detailed in *Section 3.a.*) will play a key supporting role in ensuring the timely and successful expenditure of funds and the overall success of the Project. Two of the representatives on the SRC have previously managed EPA Brownfields Grants, and are therefore knowledgeable in all phases of the grant implementation process. The initial role of the SRC in the Project has been to nominate sites for potential future use of grant funds and to prioritize these sites on an individual community basis. These steps will enable the County and partners to "hit the ground running" upon notice of award. The SRC will assist the Coalition in achieving long-term outcomes, by serving as a forum for the regular sharing of best practices for brownfields assessment/revitalization among local municipal planning and economic development professionals.

Systems for Acquiring Additional Expertise: The County has a professional human resources department with the staff resources, experience and expertise to recruit qualified replacements for any key Project staff that depart. The County routinely contracts out for engineering and consulting services, and has all of the management and procurement procedures in place to procure these services through a competition qualifications evaluation, and/or bidding process, and to manage the consultants as they complete assignments on behalf of the County.

b. Audit Findings: There have been no adverse audit findings related to administration of grants received by the County during at least the past 5 years.

c. Past Performance and Accomplishments (No Previous EPA Brownfield Grants Category)

1. Purpose and Accomplishments: Although the County has not previously been awarded a Brownfield or other EPA Grant, the County is familiar with federal grant requirements and reporting procedures and has performed well when selected for appropriate awards.

U.S. Dept. of Energy, Energy Efficiency & Conservation Block (EECB) Grant (Year Awarded = 2009; Grant Amount = \$524,400): The purpose of the grant program was to reduce fossil fuel emissions, electric loads, and natural gas usage through retrofit/replacement of existing heating/ventilation/cooling (HVAC) and lighting systems with energy efficient systems. The specific projects funded by the County's grant included replacement of the primary boiler at the University of Wisconsin–Washington County campus with a high efficiency hot water condensing boiler system, and replacement of 1,700 light fixtures in the county buildings and parking lots. All proposed energy efficiency improvements were completed. The project resulted in the County's main 3-story office building earning an Energy Star rating.

Federal Transit Administration, Urbanized Area Formula Program (Section 5307) Federal Transit Formula Grants (Years Awarded = 2012, 2013; Grant Amounts = \$650,780, \$1,031,172): The purpose of these grants is to assist with the operation of a commuter bus service and a shared ride taxi service. An annual application is prepared to plan for use of the grants, assurance statements are submitted, and quarterly reports are filed as required. Accountability is achieved through National Transit Database with reporting outcomes and outputs measured based on passenger miles, ridership, revenue miles and hours, deadhead miles and hours, etc. Additional accountability is also achieved through compliance reviews once every three years. The federal assistance is equal to approximately 19% of expenses, with the State of Wisconsin (36%), County (22%), and passenger fares (23%) fund the balance. An accomplishment in 2012 was the 1-millionth ride being provided by the Shared Ride Taxi.

2. Compliance with Grant Requirements: The EECB Grant successfully complied with all requirements of the work plan, schedule, and terms and conditions. These were completed in a timely manner consistent with the proposed schedule, and as reported in quarterly reports that were completed and submitted as required throughout the two year project. A requirement (associated with the funding as part of the American Reinvestment and Recovery Act) was to complete the project on an expedited schedule – within 12 months of grant award.

The Urbanized Area Formula Program (Section 5307) Federal Transit Formula Grants awarded to the County in 2012 and 2013 successfully complied with the work plan, schedules and terms and conditions of both grants. Reporting was completed on time and in compliance with all reporting requirements.

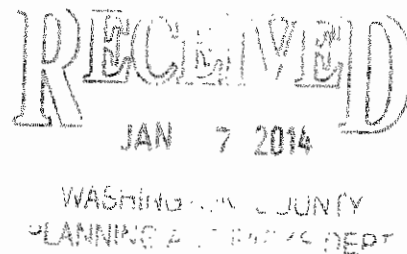
Attachment A

Letter from the State



January 3, 2014

Debora M. Sielski
Deputy Planning and Parks Administrator
Manager of Planning Division
Washington County Planning and Parks Dept.
333 E. Washington St., Suite 2300
West Bend, WI 53095-2003



Subject: State Acknowledgment and Support for a \$600,000 U.S. EPA Brownfield Community-Wide Coalition Assessment Grant to Washington County, Combined Petroleum and Hazardous Substances

Dear Ms. Sielski:

The Wisconsin Department of Natural Resources is pleased to acknowledge and support the federal brownfield grant application from Washington County, Wisconsin, which is referenced above.

While primarily rural in character, Washington County also has long history of industrial activity dating back to before 1850 when the cities of West Bend and Hartford, and villages of Slinger and Newburg were first developed. Manufacturing has continued to be a mainstay of the local economy, with a reported 24% of the workforce directly employed in manufacturing as of 2010, and an even greater percentage in municipalities such as Hartford (33%). Although much of the recent investment in manufacturing has been directed at modern facilities located in industrial parks, most of the historic industrial facilities are located within the original city centers, within or adjacent to neighborhoods that contain disproportionate numbers of economically distressed residents as well as residents in groups with higher sensitivity or susceptibility to potential contamination associated with these sites. The sites are also disproportionately located adjacent to key ecological and recreational resources such as the Milwaukee River.

The need to address these sites was recognized in previous planning efforts by both the County and local municipalities and led to the submittal of an initial application for U.S. EPA brownfields funding as part of the FY2012 competition. Although this initial application was not funded, the feedback provided by the U.S. EPA served as the basis for conducting an initial inventory of sites on a County-wide basis, as well as establishing a formal Site Revitalization Committee, with representatives from the County, local governments, Economic Development Washington County (EDWC – the County's lead economic development agency), business, and community-based organizations.

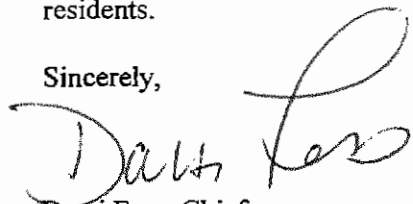
Urgency was added to these efforts in 2012 with the discovery of a closed plating facility (Nippos Coatings) in a residential neighborhood that contained an estimated 35,000 lbs hazardous and potential lethal chemicals (such as sodium cyanide) and a subsequent pipeline spill that released an estimated 50,000-gallons of gasoline that within several weeks had resulted in contamination of more than 50 private and public water supply wells – highlighting the susceptibility of the County's groundwater resources to releases of petroleum and hazardous substances.

The County has formed a coalition with several of the local municipalities for the purpose of applying for the U.S. EPA assessment grant funding. Although the coalition membership is still being finalized, the County anticipates that it will include two of more of the following communities that as of December 20, 2013 have nominated over 40 sites for consideration for use of U.S. EPA assessment grant funding if awarded: Hartford (City of), Jackson (Village of), Richfield (Village of), Slinger (Village of), and West Bend (City of). An additional 100

redevelopment sites (and potential brownfields have been identified in existing community planning documents), and additional brownfield sites have been identified by representatives of five townships during an outreach meeting conducted on November 13, 2013, and by representatives of the Village of Germantown and Village of Kewaskum during outreach meetings conducted earlier in 2013.

Obtaining an EPA Brownfield Community-Wide Coalition Assessment Grant is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for county residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Darsi Foss". The signature is fluid and cursive, with the first name "Darsi" being more prominent than the last name "Foss".

Darsi Foss, Chief
Brownfields and Outreach Section
Bureau for Remediation and Redevelopment

cc: Bruce Urban – CO RR/5
Margaret Brunette – SER
Eric Maki, Stantec

Attachment B

Threshold Documentation

THRESHOLD CRITERIA FOR BROWNFIELDS ASSESSMENT GRANTS

1. Applicant Eligibility: Washington County is a “general purpose unit of local government” as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Assessment. The other coalition members (City of Hartford, Village of Jackson, Village of Richfield, Village of Slinger, City of West Bend) are likewise general purpose units of local government” as that term is defined in 40 CFR Part 31 and are therefore eligible to receive U.S. EPA funds for Brownfields Assessment. None of the coalition members received assessment grant funding from the U.S. EPA during FY2013 and are therefore all eligible to receive assessment grant funding during FY2014.

Applicant DUNS #:052389079

2. Letter from the State or Tribal Environmental Authority: A letter of support signed by the Wisconsin Department of Natural Resources (WDNR) is attached.

3. Community Involvement: Since 2010, the County has proactively involved Washington County communities in development and advancement of a brownfields-focused Site Revitalization Program (Program). To lead this effort, in early 2013, the County established a Site Revitalization Committee (SRC) to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment. The ten representatives on the SRC (www.co.washington.wi.us/SRP) include two County Board Supervisors (Raymond Heidtke, Town of Jackson Chairperson and County Board Supervisor; Paul Ustruck, County Board Supervisor, representing Co. Executive Committee), the current administrators from four of the Coalition members (T.J. Justice, City of West Bend; John Walther, Village of Jackson; Jessi Balcom, Village of Slinger; and Jim Healy, Village of Richfield), the City Planner (Justin Drew) for the City of Hartford, the Coordinator for County’s Workforce Development Center (Lisa Maylen), the Executive Director of the County’s lead economic development organization (Christian Tscheschlok, Economic Development Washington County), and a commercial real estate professional (Curt Pizen, NAI MLG).

The Coalition plans to convene the SRC on at least a bi-monthly basis, with the public meetings widely promoted. In addition to SRC meetings, the County will hold public meetings annually, inviting residents and other stakeholders to participate in the site selection process, cleanup decisions, and reuse planning performed as part of the grant-funded Project. To provide additional technical expertise as well as outreach to community organizations, a Technical/Community Advisory Subcommittee (T/CAS) with representatives from community-based organizations, the Washington County Health Department, and other stakeholder groups, is being formed. The T/CAS will provide input to the SRC, and provide input on site selection, reuse planning, and other considerations.

Key lessons learned from past revitalization projects that guide the outreach approach for this Project include: 1) interactions should be framed around the effects brownfields have on communities, rather than the brownfields themselves; 2) it is important to employ a number of communications strategies tailored to the audience, including meetings, social media, traditional media, direct mail, and other methods; and 3) a successful outreach program must be multi-tiered to engage all stakeholders in meaningful ways. The following is a summary of the planned multi-tiered engagement approach.

Following the grant award announcement, the County will draft a press release for circulation in the local newspapers. The County will also place advertisements on local radio stations, as well as local access television. Also upon notice of award, the County will schedule a public kick-off meeting in tandem with an SRC meeting, and individual kick-off meetings at locations within Hartford, Jackson, Richfield, Slinger, and West Bend to inform citizens and stakeholders in each target area about the Project. SRC members will assist in outreach to their constituents. The Riveredge Nature Center will assist in organizing attendance by community residents and other stakeholders. The Casa Guadalupe Education Center will assist with organizing attendance by members of the Hispanic community. The Healthy People Project of Washington County will help distribute information to residents and stakeholders who may have an interest in supporting trail and recreational facility development. The United Way of Washington County will assist with communication of information to economically disadvantaged residents who are disproportionately located in the target areas which contain high numbers of brownfield sites.

*Grant Application for Community-Wide Assessment of Hazardous Substance and Petroleum Brownfields
Washington County, Wisconsin Coalition – FY2014*

During the meetings, the County Coalition team will provide the public with background information on and solicit input regarding: the overall Program; the sites previously nominated for assessment and other sites of potential concern; health and welfare issues related to these sites; and reuse or redevelopment opportunities. As the Program advances, the County will report on Project progress at open forums, such as municipal board/council meetings. The County will also distribute information through the existing Site Revitalization Program website (www.co.washington.wi.us/SRP) which will serve as the foundation for ongoing web-based communication. The County and SRC members will also distribute information through their websites, newsletters, LinkedIn, Twitter, and blog posts as well as direct notice to community organizations and local newspapers.

Although it is anticipated that a majority of Project communications will be in English, it is important that non-English speaking households are aware of environmental activities that directly impact them, and as a result the County will work with Casa Guadalupe Education Center to develop and distribute information in Spanish as well as offer translation and interpretation services as needed, as impacted families are identified.

4. Site Eligibility and Property Ownership Information: Not applicable for proposals for community-wide assessment grants.

Attachment C1

Letters of Support from Community-Based Organizations

January 13, 2014



Ms. Debora Sielski
Deputy Administrator
Washington County Planning and Park Department
333 East Washington Street, Suite 2300
West Bend, Wisconsin 53095

Dear Debora:

RE: Letter of Support/Commitment
Washington County Brownfields Coalition
Application for \$600,000 in EPA Assessment Grant Funding (FY2014)

Per our discussions, the Casa Guadalupe Education Center was founded in 2006 to help low-income, native-born and Spanish-speaking Latino families in Washington County to live independent, successful lives and to build strong families and establish meaningful connections within the community. A primary goal of our organization is to help the Latino population better understand the roles and services offered by the local community partners in order to more fully access and make better use of these services.

We are excited about the County's proposed brownfields project as many of the County's Hispanic families live in the older neighborhoods in cities such as Hartford and West Bend, which coincide with the locations of many of the County's vacant or outdated manufacturing facilities. We are excited about efforts to help eliminate the blight associated with these properties, as well as to address contamination that may exist in areas accessible to children or other residents. We are also excited about the potential for job creation and increased employment opportunities that could result from reuse of some of the sites for new commercial or industrial uses.

We appreciate the concerted effort by the County to make certain that the area's Hispanic residents are informed of and involved in this project. Therefore, if funding is awarded, we will support the project by having a representative from our organization serve on the brownfields technical/community advisory subcommittee. We will also help to distribute information on the program and the project to the Latino community through posting of information at our facility and through our other outreach activities. Should the need arise, we can also assist the County and coalition partners with preparation of a Spanish language information on the program in general and on select sites where there is a potential impact on a neighborhood with a significant number of Latino residents

Non-Responsive

Nonresponsive

We can also provide Spanish language interpreter services if needed at meetings related to these neighborhoods.

Sincerely,

A handwritten signature in cursive script that reads "Noelle Braun".

Noelle Braun

January 21, 2014

Ms. Debora Sielski
Deputy Administrator
Washington County Planning and Park Department
333 East Washington Street, Suite 2300
West Bend, Wisconsin 53095

Dear Ms. Sielski:

RE: Letter of Support - U.S. EPA Brownfield Assessment Grant Application

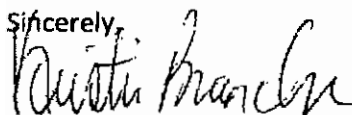
United Way of Washington County (UWWC) supports the County's efforts to secure funding from the U.S. EPA for assessment of brownfield sites located in Washington County. UWWC targets four community impact areas to improve the quality of life for residents of Washington County: supporting people in crisis, strengthening families and communities, developing successful children and youth, and promoting self-sufficiency. Revitalization of brownfield sites relates most directly to our programs to promote self-sufficiency, which are focused to a significant degree on residents who are economically disadvantaged or disabled. These residents are frequently in need of resources to function and thrive in the community, live with dignity, have access to social and recreational opportunities, or have the knowledge, skills, and resources to assimilate into the community. In 2013, UWWC provided funding to 33 local programs through 22 partner agencies, which in turn provided assistance to nearly 25,000 residents. These included 337 households facing eviction, 1,437 low income families of individual with food needs, 130 homeless or near homeless young adults, 360 senior citizens, 47 people with disabilities, and 30 English-language learners.

If the County is awarded funding, UWWC will support the implementation of the grant by:

1. Having a staff or Board member serve on the brownfields technical/community advisory subcommittee, with a focus on sites or redevelopment projects that may disproportionately impact low-income, minority, or other residents who may be economically or otherwise disadvantaged.
2. Serving as a conduit for information on the brownfields program and specific priority brownfield sites for the 22 partner organizations funded by UWWC, many of which are focused on serving low income and other disadvantaged residents.

Please update us on the status of this important funding opportunity for the residents of Washington County.

Sincerely,



Kristin Brandner
Executive Director

UNITED WAY OF WASHINGTON COUNTY, INC.
120 N. Main St. • Suite 260 • West Bend, Wisconsin 53095
262-338-3821 • Fax 262-338-3465
www.unitedwayofwashingtoncounty.org



Promoting Healthy Living in our Communities

Healthy People Project
1111 W. Washington St.
West Bend, WI 53095
262-247-1057

January 13, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington St., Ste. 2300
P.O. Box 2003
West Bend, WI 53095-2003

Re: Letter of Support/Commitment
Application by Washington County, WI for USEPA Assessment Grant Funding (FY2014).

Dear Ms. Sielski,

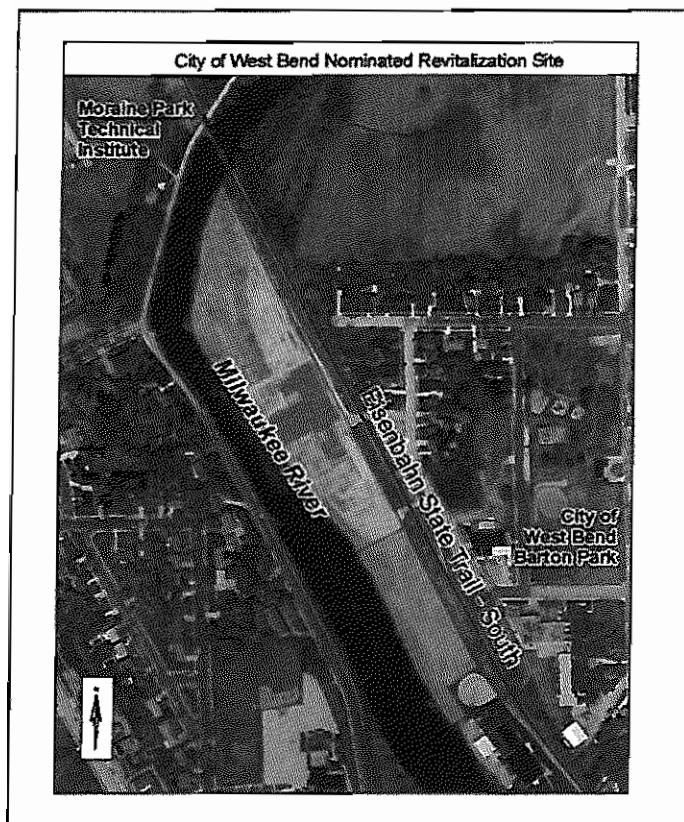
The Healthy People Project of Washington County supports the efforts by Washington County and its coalition members to secure funding to be used for the assessment of brownfield sites throughout the County. The Healthy People Project of Washington County (HPPWC) is a community-based coalition seeking to improve the overall health in the communities of Washington County, with an emphasis on personal nutrition and physical activity. The coalition was formed in 2006 and includes representatives from area businesses, non-profit organizations, and local units of government including Washington County.

We have been actively involved in developing and promoting the use of trails within Washington County, one of the best examples of which is the 24-mile Eisenbahn State Trail. The trail is adjacent to several of the high priority brownfield sites nominated by the City of West Bend, including the four parcels shown on the map to the right, which we understand was identified by the City as its highest priority site for possible assessment using EPA funds.

Additional priority sites identified by the City of West Bend, are shown on the below map, and are bordered not only by the Eisenbahn State Trail, but also by nearly a quarter mile of frontage on the Milwaukee River which potentially represents the most significant ecologic and recreational resource in the County. The City of West Bend

Non-Responsive

Barton Park is also located only about 300 ft from these sites.



Increasing recreational activities by area residents and promoting healthier lifestyles is a critical priority for the County, as the most recent Wisconsin County Health Ranking identified 28% of adults in Washington County as meeting the definition for being obese. We recognize that many of the County's brownfield sites are located within urban areas as well as adjacent to waterways such as the Milwaukee and Rubicon Rivers. Transforming portions of the sites to greenspaces including trails, provides recreational opportunities where they are of benefit to the greatest numbers of residents.

Since its formation in 2006, the HPPWC has worked closely with the County as well as many of the coalition members on implementing programs such as community gardens, the Safe Routes to School Program, Farms to School Program and the creation of the Get Moving Washington County active living website. HPPWC will assist with the County's Site Revitalization Project by providing a

representative to serve on the Community/Technical Advisory Subcommittee, with a goal of focusing on opportunities for the brownfields program to help support our mission of improving the health status of area residents as it relates to poor nutrition and physical inactivity. We know that reuses for other brownfield sites in the Greater Milwaukee Area have included development of community gardens, aquaculture facilities, farmer's markets, parks, and trails, and facilitating these types of developments on appropriate brownfield sites within Washington County would be consistent with our mission as well as represent projects for which our members and their organizations could provide significant technical and other assistance. We look forward to expanding our current partnership with the County to include the Site Revitalization Project, if funded.

The Healthy People Project of Washington County encourages the EPA to support the positive impact that assessment dollars will have in Washington County. Should you have any questions, please feel free to contact the Healthy People Project Team Coordinator at 262.247.1057.

Thank you for your time and consideration of this application.

Respectfully,

Joni Whitehouse
Assistant Director/Deputy Health Officer
Washington County Health Department
Co-Chair Healthy People Project

Aaron Schmidt
Associate Executive Director
Kettle Moraine YMCA
Co-Chair Healthy People Project



January 13, 2014

Ms. Debora Sielski
Deputy Administrator
Washington County Planning & Parks Department
333 East Washington Street, Suite 2300
West Bend, WI 53095

Dear Ms. Sielski:

Waukesha-Ozaukee-Washington (WOW) Workforce Development Board supports the efforts by Washington County, the cities of Hartford and West Bend, and the villages of Jackson, Richfield, and Slinger to secure a \$600,000 grant from U.S. EPA to be used for the assessment and revitalization of brownfield sites in the County. As you are aware, the WOW Workforce Development Board was established in response to the Workforce Investment Act of 1998. Waukesha-Ozaukee-Washington Workforce Development, Inc (WOW WDI), fiscal and administrative agent for the WOW Workforce Development Board, is a private, non-profit corporation dedicated to providing workforce development services to residents and businesses of Waukesha, Ozaukee, and Washington Counties. WOW WDI works in collaboration with County and local elected officials, economic development corporations, and businesses to address workforce issues, and is dedicated to finding solutions to local workforce needs through the long-term planning and timely responses to the changing economy. The WOW WDI has several programs available, including:

- Workforce Investment Act (WIA) On-The-Job Training Program
- Training Individuals for Manufacturing Employment (TIME), H-1B Advanced Manufacturing Training Program
- WIA Dislocated Worker and Adult Programs

WOW WDI's Employer Relations Unit has relationships with over 4,000 employers in the three-county area, and provides employers with services such as job fairs, qualified candidates, On-the-Job Training funds, and educational workshops. WOW WDI also publishes WORK (Workforce Strategies and Solutions) which are designed to educate area employers and to provide a forum for workforce strategies and solutions.

Based on our discussions, we understand that the County's brownfields assessment project will be integrated with the County's overall economic development programs, as currently led by the Washington County Economic Development Corporation (or EDWC). We also understand that a focus for the grants will be to integrate brownfields assessment with the economic development programs and strategies being implemented by EDWC, to enhance the prospects for revitalization of individual sites, as well as the

Francisco Sanchez, President / John Hoyer, Chairperson
P: (262) 695-7880 F: (262) 695-7890



extent to which these sites can serve as a resource for the expansion or growth needs of area businesses.

We are currently working with the EDWC to address a wide range of workforce development issues that are essential for the long term economic health of the County, and we look forward to supporting the process of transforming brownfield sites to productive uses that can provide family supporting jobs to the residents of the County. We are dedicated to making certain that there is an appropriately trained workforce available to businesses that wish to grow on these brownfield sites, and also to increase the extent to which these projects and the associated public investment may serve to help unemployed, underemployed, or economically disadvantaged residents of the County.

Our work with EDWC includes support of and participation in a Talent Pipeline initiative that formed out of urgency created by results from a 2012 Retirement and Departure Intentions survey conducted of employees from businesses across the County. This coalition includes representatives from advanced manufacturers, healthcare, technology businesses, major employers, staffing firms, the University of Wisconsin system, the local technical college, area secondary schools, EDWC and of course WOW WDI. The committee's focus is on creating a more seamless and integrated "pull" talent pipeline for the County and will thereby provide the opportunity to coordinate workforce development opportunities presented by the brownfields assessment project and brownfields redevelopment with our larger workforce development efforts.

This project collaborative, led by a top executive from a major County employer, has set a three-pronged strategy for identifying and meeting the skill needs of employers and building pathways to develop a qualified workforce with economically prosperous careers: (1) attract new workers to the County; help existing talent (students and long-time workers alike) forge the skills they need to fully leverage job opportunities in the County and manage a designed relationship among education, business and workforce development.

Continuing our existing partnerships with the County and the EDWC, WOW WDI will assist with the brownfields project by providing a representative who will serve on the brownfields technical/community advisory subcommittee, and provide specific input on workforce development issues as they may relate to specific brownfields projects. This representative will then assist with supporting these projects by coordinating efforts under the workforce development programs referenced above. We will also support the project in providing information on the brownfields program to area employers, recognizing that these employers will often be entities with an interest in utilizing Washington County brownfield sites for business expansion purposes. We anticipate that there may be an opportunity to feature brownfields redevelopment issues and opportunities in a future issue of our publication WORK, similar to our recent issue



which presented strategies for "Sustainability & Greening Your Business for a Return on Investment" and which was distributed to approximately 4,430 area businesses.

Sincerely,

Francisco Sanchez
President

Cc: Christian Tscheschlok, EDWC



January 20, 2014

Debora Sielski
Deputy Administrator
Washington County Planning and Parks Department
333 East Washington Street, Suite 2300
West Bend, WI 53095

Dear Ms. Sielski:

On behalf of the Washington County Economic Development Corporation's Board of Directors, I would like to express our unqualified support for the efforts of Washington County, the cities of Hartford and West Bend, and the villages of Jackson, Richfield, and Slinger to secure a \$600,000 grant from U.S. EPA to be used for the assessment and revitalization of brownfield sites across the County.

The Washington County Economic Development Corporation (doing business as Economic Development Washington County [EDWC]) is an independent economic development organization focused on fueling growth businesses and industries for the creation of quality, family supporting jobs and economic prosperity countywide. EDWC recently completed our three-year work program (2011-13) and far exceeded stretch goals set within our dashboard of performance indicators covering that same period.

- 957 new jobs fueled (139% above our 3-year target)
- \$125 million in direct capital expenditures from growth companies (331% above our 3-year target)
- \$14 million in gap funding injected from local and state sources (100% above our 3-year target)

EDWC generates this level of success by offering our clients access to: (1) key development intelligence, (2) targeted networks and (3) gap funding. Our customers include decision-makers at businesses throughout the County, as well as site selectors, commercial brokers, public officials and others engaged in promoting business and economic development within Washington County.

EDWC's professional staff is bolstered by some 45 actively engaged volunteer business and government leaders that enable us to provide a broad range of consultative services to businesses interested in expanding and creating jobs within the County, including projects that revitalize brownfield properties. My own background includes development of a brownfields program at Rock Falls, Illinois, which was awarded \$840,000 in U.S. EPA and State of Illinois brownfield grants in 2005.

Brownfield redevelopment is integral to each of EDWC's three prongs in its approach to fueling growth:

- 1. Driver-Industry Business Development:** Washington County is home to several export-oriented, driver-industries, including employers in the advanced manufacturing, transportation/logistics and healthcare sectors. Driver industries not only tend to generate quality jobs, they also pull new money into the economy by producing more goods and services than can be consumed locally, exporting. Businesses within these export-oriented industries often serve as sources of new supply chain linkages and growth within the region.

Some 65 Washington County small businesses (all manufacturing related) have location quotients higher than 12 (LQ's higher than 1.25 are considered to be export-oriented, offering a county-wide brownfields program particular opportunity to attract certain, niche-focused and job-creating driver companies. Our brownfield program focuses on (1) providing low cost options (in vacant industrial or commercial buildings that can be adapted for reuse) for select companies with large space needs but currently lacking the financial resources to construct dedicated space; (2) offering funding for market research studies that could be used to evaluate the suitability of brownfields properties for targeted driver industry uses; and (3) creating an inventory of brownfield sites in the County suitable for job creating existing business expansion and attraction.

- 2. Workforce Development & Talent Attraction:** EDWC is currently partnering with the private sector, Moraine Park Technical College and WOW Workforce Development to address workforce challenges in Washington County. Redevelopment sites tend to attract entrepreneurial, forward-thinking companies focused on growth. By reducing upfront (and often sunk) development costs in brownfield assessment, more resources can be invested into enhancing the capabilities of a company's workforce at a time when the business needs it most. Brownfield redevelopment also often results in unique work spaces that are attractive to younger generations, making it easier for Washington County companies to find and secure the people they need to be competitive. Lastly, renewed neighborhoods make for thriving communities where people want to live and work. Manufacturing industries account for 18 of Washington County's top 50 businesses for total compensation. While manufacturing industries account for 14.5% of the County's employment, they account for 23.5% of the County's compensation. The county-wide brownfield assessment initiative fits directly within this niche and currently budgeted EDWC programming aimed at improving a talent pipeline suited for leveraging use of viable brownfield redevelopment sites and facilities.
- 3. Accelerating Existing Growth Companies:** EDWC's growth company accelerator program (otherwise known in the trade as "economic gardening") is an entrepreneurial alternative to traditional economic development strategies by bringing Fortune 500 resources to Stage 2 businesses (companies having 10 to 100 employees and up to \$50 million in sales). Washington County has an exceptionally high level of such companies, in particular in the fields of advanced manufacturing of machinery, precision components, plastic products and food products. Specifically, our *business accelerator program* assists with strategic issues like penetrating new markets, refining business models and developing strong company leadership. This new approach uses high-end corporate market research tools and business strategies to help growth companies identify markets, monitor competitors, track industry trends, locate customer clusters on maps and use search engine optimization/social media for marketing and customized research initiatives to improve decision-making capability. One challenge for these Stage 2 companies is the unpredictability of business growth – including the potential for temporary retrenchments. This makes investment in new facilities a financially risky, and potentially "fatal," business proposition. Brownfield sites often present an ideal flexible and low-cost option for addressing current and potential future space needs...if risk is assessed and understood. Redeveloped buildings may also provide opportunities to acquire a property large enough to accommodate significant growth while initially making improvements to only a small portion of the property suited to immediate needs. Stage 2 companies also typically do not have the experience nor expertise necessary to safely navigate the potential environmental liability issues associated with acquiring and reusing brownfield sites. Making this expertise available at the County level, as part of a County-led brownfields program integrated with the EDWC's existing business consulting and business expansion support programs, is an ideal solution for enabling these growth companies to take advantage of opportunities associated with reuse of brownfields sites. By providing grant funding to Washington County's coalition-based brownfield assessment program, U.S. EPA would become a central partner in validating and implementing a unique approach that could serve as a new, targeted and outcomes-based model for economic development groups and brownfield redevelopment across the United States.

EDWC has both the staff, experience and unique tools necessary to successfully execute on the most important element of the County's brownfield assessment efforts...securing and fueling economically viable, job creating businesses for the selected revitalization sites, without which, the ultimate goal of job creation could not be attained. EDWC, for example, provided leadership to a joint Washington County and City of West Bend effort to support redevelopment of an abandoned hospital—a site with perceived environmental concerns surrounded by single and multi-family residential uses—into a clinical research and technology headquarters for a home-grown start-up. Spaulding Clinical Research, LLC (www.spauldingclinical.com) is a change agent in the clinical research and medical device industries, focused on driving perpetual value for their clients through technology and process innovation that delivers speed, unprecedented quality and lower costs.

The City of West Bend and EDWC awarded Spaulding Clinical Research, LLC with \$500,000 in low interest funding support for the commercialization and global launch of a new mHealth (mobile health) technology; the Spaulding webECG™ Diagnostic ECG Management Solution. This innovative product will enter an exploding mHealth market that is estimated to reach \$10.2 billion by 2018. The support that Spaulding Clinical Research received accelerated their plans to grow this and other lines of businesses in a blighted building on a brownfield site that otherwise would have remained vacant to this day. Our consulting support and gap funding allows Spaulding's business to become a leader in making healthcare more affordable by developing and providing solutions that enable patient care in less costly settings such as the home...all out of this former brownfield site (see enclosed map of the site). "Thanks to the creative, dedicated and expert workforce at Spaulding Clinical and our local partnerships like EDWC, we look forward to executing on our growth plans and creating 180 quality jobs in Washington County," notes Spaulding CEO Randy Spaulding. The Spaulding webECG is currently in over 34 countries and is expected to be available in more than 90 countries by the end of the year.

As this brownfield redevelopment project example illustrates, we are committed to fully supporting the County and its municipal coalition partners in implementation of the grant, including dedicating EDWC staff and funding necessary to see targeted brownfield sites transformed into job-creating growth companies. As a member of the all-volunteer Brownfield Site Revitalization Committee (SRC...made of top leadership from representative stakeholder groups across the County), I have played an integral role in the committee's work to transform a county-wide coalition into a meaningful force for advancing brownfield redevelopment as a key economic growth strategy in the region.

This includes having already worked with community governments and property owners across the County in nominating targeted brownfield sites for assessment and revitalization. The SRC developed a rubric for prioritizing nominated sites and triaged them in order of the greatest opportunity for leveraging scarce brownfield assessment funds to create jobs and generate the most positive impact on the surrounding population, of which the persons affected are also often the most at risk from a socio-economic perspective. Please see enclosed maps illustrating the location of these targeted sites and the opportunity to generate impact for surrounding neighborhoods. USEPA grant funds would play a critical role in filling one of the most difficult to address gaps in a redevelopment project...getting a handle on and understanding the true risks present, which are often far less than feared by the private development community.

EDWC is thus eager to apply human and fiscal resources with those of Washington County and its coalition partners in implementing a successful countywide brownfield assessment program that combines with our other strategies to accomplish the following objectives:

- Establish a comprehensive database of brownfield sites across Washington County.
- Prioritize and target sites for redevelopment based on greatest opportunity for return on investment.

- Position targeted brownfield sites as “shovel-ready” by off-setting predevelopment risk and pre-approving sites for redevelopment.
- Accelerate achievement of job creation and new investment targets; especially for at risk populations.
- Educate the public about the importance of brownfield redevelopment in fueling growth company development, creating jobs and improving the tax base.
- Attract new talent and enhance workforce skills by allowing growth companies to focus more of their scarce investment dollars on people and job training.

Specifically, EDWC is committed to supporting the County’s brownfields program in the following ways:

1. **Steering / Advisory Committee Service:** I personally will participate in all phases of direct grant project support activity, including serving on the brownfields technical/community advisory subcommittee.
2. **Expert Staff:** Both myself and our Business Solutions Specialist, Deborah Reinbold, will directly assist County and Coalition partner staff in implementing the grant. As importantly, EDWC will devote its staff and the network represented through its Board of Directors in recruiting and consulting with businesses uniquely suited for location and expansion on targeted brownfield revitalization sites. Specifically, EDWC will link growth businesses already existing in and those considering Washington County with “shovel ready” brownfield sites that meet the companies’ expansion objectives; assemble private-public partners as required; and assist the businesses in packaging the resulting opportunity to maximize its economic viability and potential for long-term return on investment to both the company and surrounding community.
3. **Information Technology:** EDWC will take public outreach to the next level by integrating the brownfield program and resulting redevelopment opportunities into its nationally recognized website www.businessreadywi.com. EDWC has invested in three new, dynamic web-enabled site development tools now available to our website visitors: *Location Center*, *Business Accelerator* and *Solutions Center*. These tools offer any small business, job seeker and entrepreneur with critical decision-making intelligence otherwise only afforded to Fortune 500 corporations. EDWC will build a new “Site Revitalization” tool into its best-in-class website that will be focused on matching brownfield sites with job creating businesses. Specifically, EDWC will customize its existing *Location Center* tool to create a unique data layer and interface for the Brownfield Program that would map each brownfield site, depict the site’s conditions and progress and allow prospective end-users to create custom reports and heat maps around the sites along key decision support variables like demographics, labor force, wages, consumer spending and businesses. The user can establish whatever geography required around the site for analysis either by mileage or drive time. Further, EDWC will integrate into the site a custom version of its *Business Accelerator* tool for the Brownfield Program, whereby businesses interested in one of the revitalization sites can gather the intelligence they need to build a business plan around the site opportunity. Lastly, EDWC’s *Solution Center* will offer prospects, job-seekers and entrepreneurs with quick access to key templates and resources necessary for turning the available brownfield site into a business and / or job opportunity. EDWC’s IT innovations earned its website the prestigious 2012 Gold Excellence in Economic Development Award from the International Economic Development Council.
4. **Project Funding:** EDWC administers a combined portfolio of some \$4.5 million available to support the gap financing needs of growth companies and their expansion projects, especially those located on blighted brownfield properties. Our \$500,000 low-interest, subordinated loan to Spaulding Clinical

mentioned above illustrates our commitment to applying our funding resources to revitalization of brownfield sites. Over the last three years, EDWC has successfully secured \$14 million in project gap funding from numerous local and state sources, fueling the creation of nearly 1,000 new jobs and \$125 million in new private investment. We will offer similar funding solutions to prospective end-users of brownfield sites assessed through this grant as well as the technical support required to successfully package and secure funding necessary to overcoming any hurdles to the site's revitalization, the business' expansion and the associated job creation.

We are grateful for Washington County's leadership in securing funding for this important initiative. U.S. EPA officials are welcome to contact me directly in addressing any questions they may have or further discussing this opportunity.

Sincerely,

A handwritten signature in cursive script that reads "Christian Tscheschlok".

Christian Tscheschlok, CEcD
Executive Director

PAGE REDACTED
NON-RESPONSIVE

PAGE REDACTED
NON-RESPONSIVE



January 13, 2014

Ms. Debora Sielski
Deputy Administrator
Washington County Planning & Parks Department
333 East Washington Street, Suite 2300
West Bend, WI 53095

Dear Ms. Sielski:

Riveredge Nature Center is pleased to provide this letter in support of the County's application to the United States Environmental Protection Agency for funding to assess petroleum and hazardous substance brownfield sites located throughout the County. We understand that the County is applying a lead member of a coalition that includes the cities of Hartford and West Bend, and the villages of Jackson, Richfield and Slinger. We understand that two of the sites nominated by the City of West Bend include nearly a combined half mile of frontage on the Milwaukee River, and that assessment of these sites could lead to a better understanding of the extent to which undocumented contamination at these properties may be impacting the Milwaukee River and its floodplain. Furthermore, the assessment would represent a key first step in the eventual cleanup of the properties, and the likely conversion of areas within the floodplain to future use as a public greenspace or restored natural area, which would be supportive of our organization's efforts to restore/improve the Milwaukee River.

As you are aware, the Riveredge Nature Center operates a 380-acre sanctuary adjacent to the Milwaukee River that serves as a leading center for environmental education in the Greater Milwaukee Area. We currently have 24 educational programs that are attended by more than 9,000 elementary and middle school students annually. We are a leading partner in a 25-year project to restore a breeding population of lake sturgeon to the Milwaukee River. The center has a 20-member Board of Directors, 11 full-time and 11 part-time employees, 1,100 member families, and 350 active volunteers. Among not-for-profit organizations in the Greater Milwaukee Area, we annually rank among the top five organizations in the number of hours of time donated by our volunteers.

Based on our discussions, the project to be funded by the grant is well aligned with our efforts to: (a) restore the Milwaukee River, (b) foster sustainable practices among area residents and businesses, and (c) promote environmental education among area youth. Historically, many of the sources of pollution to the Milwaukee River upstream of our Center have been manufacturing facilities located adjacent to the Milwaukee River in cities or villages such as Newburg,

**2013-2014
Board of Directors**

Officers

***President, Monte Boyer
Past President, Sharon Ziegler
Vice-President, Ted Neitzke IV
Secretary, Norm Lasca
Treasurer, Rick Fox***

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***Nadia Bogue
Bradley Brin
James Brindley
Chris Ford
Mike Grisar
Nancy Groethe
Korinne Haefel
Kyle Knop
Dan Knuth
Dan Lyons
Jane Moore
Gaurie Rodman
Mary Rozek
Kathy Schrader
John Turner
Laddie Voslar***

***Executive Director
Jessica Jens***

***Executive Director Emeritus
G. Andrew Larsen***

Physical Address
4458 County Road Y
Saukville, WI 53080

Mailing Address
P.O. Box 26
Newburg, WI 53060

(262) 375-2715

RiveredgeNatureCenter.org

Kewaskum, and West Bend. We recognize that the transformation of a significant number of these facilities from historic manufacturing land uses, through an interim status as brownfield sites, to planned reuse as greenspaces, residential or other non-polluting land uses, is both a significant challenge and an opportunity, and we look forward to supporting these efforts.

Therefore, if the County is successful in securing the grant, Riveredge will assist with the successful implementation of the project in several ways:

- By providing a representative to serve on a brownfields advisory committee.
- By distributing relevant program information on the brownfields project to our members and volunteers through our newsletter and website.
- Helping to recruit volunteers for projects that will transform brownfield sites adjacent to the Milwaukee River to greenspace or other desired public uses.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica J. Jens". The signature is fluid and cursive, with the first name "Jessica" being more prominent than the last name "Jens".

Jessica J. Jens
Executive Director

Attachment C2

Letters of Support from Other Project Partners



WASHINGTON COUNTY HEALTH DEPARTMENT

333 E. Washington St., Suite 1100

PO Box 2003

West Bend, WI 53095-2003

Phone: 262-335-4462 Fax: 262-335-4705

January 15, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003

Dear Ms. Sielski,

The Washington County Health Department is a Level II health department committed to the well being of the citizens of the County by promoting health, preventing disease and protecting the public from environmental health risks. The Washington County Board of Health supports the County's efforts to assess, inventory, cleanup and/or plan for redevelopment of Brownfield sites within Washington County. Efforts that support redevelopment of abandoned or underused industrial or commercial properties especially those complicated by real and/or perceived contamination support the interests of protecting/improving public health and the Department's role as an advocate for the health of the public.

There can be many potential health hazards on former commercial and industrial properties. These include both physical hazards (such as buildings with structurally unsound walls, roofs, or floors) and chemical hazards from materials stored in abandoned containers or often present hidden with the near surface or subsurface soils. Unsecured sites can be attractions (and dangerous places) for children, drug users or animals. The surrounding air, soil and water can become contaminated and pose significant threats, often unknown to citizens. The Health Department has received notices on properties in the jurisdiction in the past concerning environmental concerns from a variety of government agencies such as EPA, Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Health Services Division of Public Health (WDHS/DPH) as well as private contractors hired by municipalities to monitor and clean up these environmental concerns.

The Department's involvement with these types of sites and issues has become an increasing focus over recent years.

Non-Responsive

- the former Bermaco manufacturing facility in the City of West Bend/Barton area during an initial investigation of asbestos and hazardous building materials involving EPA, the Wisconsin Department of Natural Resources and the Wisconsin Department of Health Services/Division of Public Health.
- **Non-Responsive** [REDACTED] which made headlines when it became known that the site had been abandoned with thousands of gallons of hazardous chemicals in the center of a residential neighborhood.
- the major gasoline pipeline spill in the Jackson area which affected hundreds of individuals who could not use their private water from wells for anything beyond flushing toilets

Ensuring the safety of the environment and the community's health is a high priority for public health. The Health Department strongly supports this application and the project to be funded and encourages the EPA to provide funding that will positively affect the health of residents of Washington County.

The Health Department is committed to environmental cleanup and revitalization and will provide in kind time of its Environmental Health Supervisor who is a Registered Sanitarian to serve on the Community/Technical Advisory Subcommittee. The Department will assist with the inventory to be completed, and the prioritization of sites which is to include consideration of public health threats. At sites where contaminants at levels above cleanup or other regulatory thresholds are identified, the Department will assist in evaluating whether these conditions represent a threat to the public's health, and work with the Coalition members, the WDNR and others as appropriate to assure the safety of area residents, and to assist with any public notification or outreach related to these hazards.

Sincerely,



Linda Walter
Director and Health Officer
Washington County Health Department



City of Hartford

HARTFORD PARKS &
RECREATION DEPARTMENT
125 NORTH RURAL STREET
HARTFORD, WI 53027-1229
(262) 670-3730
FAX (262) 673-8303

January 14, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003

Re: Letter of Support for U.S. EPA Brownfield Grant Application

Dear Ms. Sielski,

The City of Hartford Parks and Recreation Department's mission is to plan, develop and implement leisure and human services for the City of Hartford and surrounding area by offering well balanced programs to persons of all ages and socio-economic levels. As a community leader in the promotion of health and wellness, we provide numerous options for residents to achieve their personal goals for healthy living. One main feature of our park system that provides active recreation for our residents is the Rubicon River Trail. The trail, as referenced in *The Rubicon River Corridor Trail Master Plan*, was identified as the highest priority project in terms of importance, as ranked by both the citizen survey and stakeholder workshops in the development of the *2005-2009 City of Hartford Park and Open Space Plan*. The total planned trail is about five miles long, of which about 1.5 miles have been paved. By completing the Rubicon River Corridor Trail, it is anticipated that an increase in levels of bicycling and walking within the City will occur, improving the health of area residents.

Non-Responsive

Non-Responsive

Non-Responsive



The City of Hartford Parks and Recreation Department supports the County in obtaining an EPA Brownfield Assessment Grant. The Department will assist with the County's Site Revitalization Project by providing a representative to serve on the Community/Technical Advisory Subcommittee. The Department will also take a lead role in the steps beyond assessment that will be necessary to convert the site to the anticipated future use for the trail and public greenspace. If you have any questions, please contact me at 262.670.3730.

Thank you for your consideration of this application.

Sincerely,



Mike Hermann
Parks and Recreation Director
City of Hartford



Phone: 262-677-4048
Fax: 262-677-4163
Website: www.town-jackson.com

Washington County
3146 Division Road
Jackson, WI 53037

January 13, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P. O. Box 2003
West Bend, WI 53095-2003

Re: Support for a FY 2014 U.S. EPA Coalition application for \$600,000 in Brownfield Assessment Funds.

Dear Ms. Sielski,

The Town of Jackson supports Washington County's efforts to secure funding from the U.S. Environmental Protection Agency Fiscal Year 2014 Brownfields Assessment Coalition grant. Environmentally contaminated sites were identified in the *Village and Town of Jackson Comprehensive Plan: 2035*. As a small municipality (population 4,237), we have very limited staff and technical resources with which to address brownfield sites – whether they pose a nuisance, a threat to public health, or simply a lost opportunity for more productive land use.

The Town is currently participating in the County's Site Revitalization Program, and will continue to participate by serving as a member of the Site Revitalization Committee (SRC). In addition to participating on the SRC, the Town took part in an outreach meeting for townships hosted by the SRC on November 13, 2013, in which a significant number of potential brownfield sites were noted by representatives of the five townships that participated. Although the Town of Jackson currently has no brownfield sites with immediate assessment needs, the proposed inventory is directly aligned with the Town's efforts to identify sites of potential environmental concern. EPA funding would also significantly enhance the technical and financial resources available to the Town if the need for assessment is identified at one or more sites during the grant period.

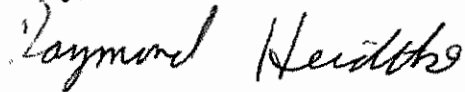
Non-Responsive

advisory affecting a 1.25 square mile area, and impacts in some manner to hundreds of area residents. Although the spill in this instance was not associated with a brownfield site, the spill highlighted the vulnerability of the area's water resources, in particular for releases at vacant or abandoned properties that could remain undetected for long periods (in contrast with the pipeline spill which resulted in an almost immediate response) or for which there was no financially viable party to pay for the contamination (which fortunately is also not the case with the pipeline spill).

The Town of Jackson encourages the EPA to support the positive impact that assessment dollars will have in Washington County. Should you have any questions, please feel free to contact me by phone at 262-677-4048.

Thank you for your time and consideration of this application.

Respectfully,

A handwritten signature in cursive script that reads "Raymond Heidtke".

Raymond Heidtke, Chairman
Town of Jackson

Attachment D

Documentation Indicating Leveraged Funds are Committed to the Project

**SUMMARY OF TIME COMMITTED BY WASHINGTON COUNTY, WISCONSIN BROWNFIELD ASSESSMENT COALITION
MEMBERS AND EDWC FOR IMPLEMENTATION OF U.S. EPA COALITION GRANT**

Name	Title	Est. Hours over 3 year grant cycle	Salary/ Benefits per hour	Total In-Kind Contribution
Washington County In-Kind Contribution			Non-Responsive	
Deb Sielski ¹	Deputy Administrator	380		
Joshua Glass ²	Planner	130		
Joanne Wagner ³	Office Manager	50		
Eric Damkot ⁴	GIS Manager, Washington County	30		
Karen Long ⁴	GIS Analyst/Technician	60		
Scott Schmidt ⁵	County Engineer/County Surveyor	24		
Kimberly Nass ⁶	County Attorney	82.5		
City of Hartford In-Kind Contribution ⁷				
Justin Drew	Director of Community Development	50		
Village of Slinger In-Kind Contribution ⁷			Non-Responsive	
Jessi Balcom	Village Administrator	25		
Jim Haggerty	DPW Director/Village Engineer	2		
Village of Richfield In-Kind Contribution ⁷				
James Healy	Interim Village Administrator	15		
City of West Bend In-Kind Contribution ⁷				
TJ Justice	City Administrator/Development Dir.	33		
Mark Piotrowicz	City Planner/Operations Manager	24		
Economic Development Washington County (EDWC) In-Kind Contribution ⁸				
Christian Tscheschlok	Executive Director	178.5		
Deborah Reinbold	Business Solutions Specialist	209		

Grand Total In-Kind Contribution -

Non-Responsive

Note: 1 - Estimated In-Kind Contribution as Project Manager/Director including contract administration, grant reporting, coordinating coalition, staffing SRC and T/CAS meetings, and overseeing work performed by environmental or other consultants contracted to implement the grant. 2- Estimated In-Kind Contribution as Assistant Project Manager. 3 -Estimated In-Kind Contribution including minutes, agendas and media postings for SRC and T/CAS. 4 - Estimated In-Kind Contribution for integrating inventory and prioritization of brownfield sites into the County GIS database. 5 - Estimated In-Kind Contribution for identifying and finding solutions for infrastructure challenges at brownfield sites. 6 -Estimated In-Kind Contribution for drafting, reviewing and/or revising EPACooperative Agreement, agreements with Coalition members and site access agreements. 7 - Estimated In-Kind Contribution includes attendance at SRC meetings, community public meeting, securing access to sites, and reviewing reports. 8 - Estimated In-Kind Contribution includes attendance SRC and T/CAS meetings, public meetings, redevelopment consulting and contribution to area-wide plans and remedial action plans.

From: Gengler, Traci - DOT [<mailto:Traci.Gengler@dot.wi.gov>]
Sent: Tuesday, January 21, 2014 4:38 PM
To: Jim Healy; Cain, Douglas - DOT
Subject: RE: Brownfields Grant application question 3360-09-00 STH 175

Jim,

As we just discussed, this is a pretty rough estimate...

You asked for an estimate from Holy Hill to Pleasant Hill on STH 175. Most of that area is urban reconstruction being designed by Westbrook Engineering. I talked to Mike Coleman (608) 588-7866 at Westbrook to confirm limits of the projects.

Project 3360-09-00/70 is currently estimated at approximately \$6.2 million for about 2.5 miles of urban reconstruct from 1100' south of Hubertus Road to 1300' north of Railroad.

Holy Hill to Pleasant Hill is a little over a mile. Most of this area is reconstruction however the north end is resurfacing.

A ballpark estimate would be \$3 million from Holy Hill to Pleasant Hill. After we talked I thought about it some more and that's likely a high estimate. You may want to go with \$2.5 million.

Thanks,

Traci Gengler, P.E., Project Manager
Wisconsin Department of Transportation - Southeast Region
141 NW Barstow Street PO Box 798
Waukesha, WI 53187-0798
(262) 548-8727
cell (414) 750-0119

Attachment E

Letters of Commitment from Coalition Members



— *City of Hartford* —

CITY HALL
109 NORTH MAIN STREET
HARTFORD, WI 53027-1591
www.ci.hartford.wi.us

January 10, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003

Re: Membership in the Washington County Site Revitalization Coalition and Support for a FY 2014 U.S. EPA Application for \$600,000 in Brownfield Assessment Funds.

Dear Ms. Sielski:

Please accept this letter as confirmation of the City of Hartford's membership in the Washington County Site Revitalization Coalition and as support of the Coalition's application to the U.S. Environmental Protection Agency Fiscal Year 2014 Brownfields Assessment Coalition grant. The City of Hartford agrees to serve as a member of the Site Revitalization Committee with Washington County serving as the lead coalition member and grant administrator for the purpose of applying for \$600,000 in U.S. EPA Brownfields Assessment Grants. The grant will support funding for site revitalization inventories, planning, environmental assessments and community outreach.

The brownfields grant application works to support better use of existing infrastructure, the redevelopment of distressed properties, creates conditions for community revitalization, promotes economic development efforts and helps to protect citizens from environmental pollutants. The grant supports the implementation of planning goals as outlined in the City of Hartford *2030 Smart Growth Plan* including actively promoting the redevelopment of existing industrial and commercial properties within the City of Hartford.

The City of Hartford encourages the EPA to support the positive impact that assessment dollars will have in Washington County. If awarded the grant, City of Hartford staff will participate in Site Revitalization Committee meetings with other coalition members and partnering agencies to discuss outreach efforts, participate in a site selection process and oversee grant implementation including distribution of grant funds.

Should you have any questions, please feel free to contact me at 262-673-8204. Thank you for your time and consideration of this application.

Respectfully,

Gary Koppelberger, City Administrator
City of Hartford



Taking the lead in Washington County.

January 14, 2014

Ms. Deborah M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
PO Box 2003
West Bend, WI 53095-2003

Re: Membership in the Washington County Site Revitalization Coalition and Support for a FY 2014 U.S. EPA Application for \$600,000 in Brownfield Assessment Funds.

Dear Ms. Sielski:

Please accept this letter as confirmation of the Village of Jackson's membership in the Washington County Site Revitalization Coalition and as support of the Coalition's application to the U.S. Environmental Protection Agency Fiscal Year 2014 Brownfields Assessment Coalition grant. The Village of Jackson agrees to serve as a member of the Site Revitalization Committee with Washington County serving as the lead coalition member and grant administrator for the purpose of applying for \$600,000 in U.S. Brownfield Assessment Grants. The grant will support funding for site revitalization inventories, planning, environmental assessments, and community outreach.

The brownfields grant application works to support better use of existing infrastructure, the redevelopment of distressed properties, creates conditions for community revitalization, promotes economic development efforts, and helps to protect citizens from environmental pollutants. The grant supports the implementation of planning goals as outlined in the *Village and Town of Jackson Comprehensive Plan: 2035* including initiating redevelopment of underutilized or obsolete commercial and industrial structures and sites; and further master planning of the downtown area completed by Bouestroo, Inc. in 2011.

The Village of Jackson encourages the EPA to support the positive impact that assessment dollars will have in Washington County. If awarded the grant, the Village of Jackson will participate in Site Revitalization Committee meetings with other coalition members and partnering agencies to discuss outreach efforts, participate in

N168 W20733
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
P.O. Box 637

www.villageofjackson.com

a site selection process, and oversee grant implementation including distribution of grant funds. Should you have any questions, please feel free to contact me via email at admin@villageofjackson.com or by phone at 262-677-9001. Thank you for your time and consideration of this application.

Respectfully,

A handwritten signature in black ink, appearing to read "John M. Walther". The signature is fluid and cursive, with the first name "John" and last name "Walther" clearly distinguishable.

John M. Walther, Administrator



Village of Richfield

Forward. Preserving...

A Country Way of Life!

January 3, 2014

Ms. Debora Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003

Re: Membership in the Washington County Site Revitalization Coalition and Support for a FY 2014 U.S. EPA Application for \$600,000 in Brownfield Assessment Funds.

Dear Ms. Sielski,

Please accept this letter as confirmation of the Village of Richfield's membership in the Washington County Site Revitalization Coalition and as support of the Coalition's application to the U.S. Environmental Protection Agency Fiscal Year 2014 Brownfields Assessment Coalition grant. The Village of Richfield agrees to serve as a member of the Site Revitalization Committee with Washington County serving as the lead coalition member and grant administrator for the purpose of applying for \$600,000 in U.S. EPA Brownfields Assessment Grants. The grant will support funding for site revitalization inventories, planning, environmental assessments and community outreach.

The brownfields grant application works to support better use of existing infrastructure, the redevelopment of distressed properties, creates conditions for community revitalization, promotes economic development efforts and helps to protect citizens from environmental pollutants. The grant supports the implementation of planning goals as outlined in *Richfield 2025 – 20-Year Smart Growth Comprehensive Plan* including 'encouraging landowners to pursue the clean up and redevelopment of any contaminated or brownfield site as well as revitalizing the hamlet areas of Richfield and Hubertus to enhance their historic charm, mix of businesses, walkable amenities and tourist potential'.

The Village of Richfield encourages the EPA to support the positive impact that assessment dollars will have in Washington County. If awarded the grant, Village of Richfield staff will participate in Site Revitalization Committee meetings with other coalition members and partnering agencies to discuss outreach efforts, participate in a site selection process and oversee grant implementation including distribution of grant funds.

Should you have any questions, please feel free to contact me via email to Planner@richfieldwi.gov or by phone at 262-628-2260. Thank you for your time and consideration of this application.

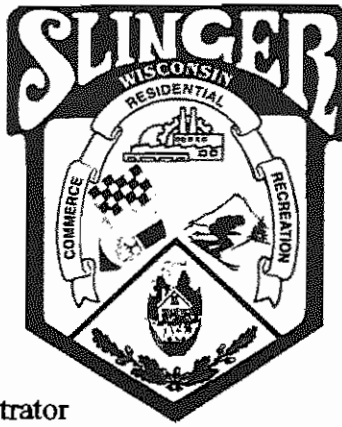
Respectfully,


Jim Healy
Interim Village Administrator
Village of Richfield

PAGE REDACTED
NON-RESPONSIVE

Village of Slinger

Incorporated 1869
Washington County
300 Slinger Road
Slinger, Wisconsin 53086



Slinger Utilities

Electric, Water, Sewer,
& Stormwater

Telephone: (262) 644-5265
Facsimile: (262) 644-6341

January 8, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003

Re: Membership in the Washington County Site Revitalization Coalition and Support for a FY 2014 U.S. EPA Application for \$600,000 in Brownfield Assessment Funds.

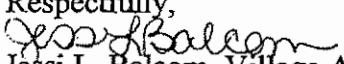
Dear Ms. Sielski,

Please accept this letter as confirmation of the Village of Slinger's membership in the Washington County Site Revitalization Coalition and as support of the Coalition's application to the U.S. Environmental Protection Agency Fiscal Year 2014 Brownfields Assessment Coalition grant. The Village of Slinger agrees to serve as a member of the Site Revitalization Committee with Washington County serving as the lead coalition member and grant administrator for the purpose of applying for \$600,000 in U.S. EPA Brownfields Assessment Grants. The grant will support funding for site revitalization inventories, planning, environmental assessments and community outreach.

The brownfields grant application works to support better use of existing infrastructure, the redevelopment of distressed properties, creates conditions for community revitalization, promotes economic development efforts and helps to protect citizens from environmental pollutants. The grant supports the implementation of planning goals as outlined in the Village of Slinger *Comprehensive Plan – Conservation, Connectivity, Walkability: A Plan for 2025* including encouraging opportunities for redevelopment within Slinger's historic downtown as well as ten detailed redevelopment sites throughout the Village.

The Village of Slinger encourages the EPA to support the positive impact that assessment dollars will have in Washington County. If awarded the grant, Village of Slinger staff will participate in Site Revitalization Committee meetings with other coalition members and partnering agencies to discuss outreach efforts, participate in a site selection process and oversee grant implementation including distribution of grant funds.

Should you have any questions, please feel free to contact me via email to JBalcom@vi.slinger.wi.gov or by phone at 262.644.5265. Thank you for your time and consideration of this application.

Respectfully,

Jessi L. Balcom, Village Administrator
Village of Slinger



Office of the Administrator
"Where You Want To Be"

January 2, 2014

Debora M. Sielski, Deputy Administrator
Washington County Planning and Parks Department
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003

RECEIVED
JAN 3 2014

WASHINGTON COUNTY
PLANNING AND PARKS DEPT

Re: Membership in the Washington County Site Revitalization Coalition and Support for a FY 2014 U.S. EPA Application for \$600,000 in Brownfield Assessment Funds.

Dear Ms. Sielski,

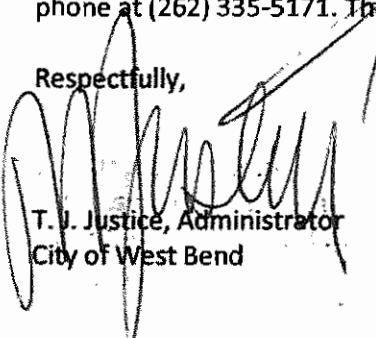
Please accept this letter as confirmation of the City of West Bend's membership in the Washington County Site Revitalization Coalition and as support of the Coalition's application to the U.S. Environmental Protection Agency Fiscal Year 2014 Brownfields Assessment Coalition grant. The City of West Bend agrees to serve as a member of the Site Revitalization Committee with Washington County serving as the lead coalition member and grant administrator for the purpose of applying for \$600,000 in U.S. EPA Brownfields Assessment Grants. The grant will support funding for site revitalization inventories, planning, environmental assessments and community outreach.

The brownfields grant application works to support better use of existing infrastructure, the redevelopment of distressed properties, creates conditions for community revitalization, promotes economic development efforts and helps to protect citizens from environmental pollutants. The grant supports the implementation of planning goals as outlined in the *2020 Comprehensive Plan for the City of West Bend* including initiating redevelopment of underutilized or obsolete commercial and industrial structures and sites.

The City of West Bend encourages the EPA to support the positive impact that assessment dollars will have in Washington County. If awarded the grant, City of West Bend staff will participate in Site Revitalization Committee meetings with other coalition members and partnering agencies to discuss outreach efforts, participate in a site selection process and oversee grant implementation including distribution of grant funds.

Should you have any questions, please feel free to contact me via email to tjustice@ci.west-bend.wi.us or by phone at (262) 335-5171. Thank you for your time and consideration of this application.

Respectfully,


T. J. Justice, Administrator
City of West Bend

Attachment F

Other Factors Checklist

Other Factors Checklist

Please identify (with an **x**) which if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
<input checked="" type="checkbox"/>	Community population is 10,000 or less	4
<input type="checkbox"/>	Federally recognized Indian tribe	
<input type="checkbox"/>	United States territory	
<input type="checkbox"/>	Applicant will assist a Tribe or territory	
<input type="checkbox"/>	Targeted brownfield sites are impacted by mine-scarred land	
<input type="checkbox"/>	Targeted brownfield sites are contaminated with controlled substances	
<input type="checkbox"/>	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
<input checked="" type="checkbox"/>	Project is primarily focusing on Phase II assessments.	7
<input checked="" type="checkbox"/>	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
<input checked="" type="checkbox"/>	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	4
<input type="checkbox"/>	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
<input type="checkbox"/>	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
<input type="checkbox"/>	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
<input type="checkbox"/>	Community is implementing green remediation plans.	
<input type="checkbox"/>	Climate Change (also add to "V.D Other Factors")	